

Attachment 3

Phase I ESA



624112

**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**

2737 NW Nela Street
Portland, Oregon

Prepared for
Metropolitan Presort
Portland, Oregon 97209

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1.0 EXECUTIVE SUMMARY

Note: The report should be read in its entirety before decisions are made based on the summarized findings provided below.

A Phase One Environmental Site Assessment was conducted by PBS for the property located at 2737 NW Nela Street in Portland, Oregon. The project was performed in general accordance with ASTM Standard E 1527-00, *Standard Practice for Environmental Site Assessments; Phase One Environmental Site Assessment Process*.

Historical sources indicate that the subject property was covered by Guilds Lake until approximately 1906, when the lake area began to be filled with sluice from neighboring hillsides and dredge from the Willamette River. From 1909 through the late 1940s, the City of Portland operated an incinerator to the east of the subject property and a landfill in the area. The subject property remained undeveloped until 1964, when the current structure was built. Tenants of the site included Tri-State Mill Supply (early 1970s), Alcon Industries (late 1970s), Medallion Industries (early 1980s), Harrison and Crossfield (late 1980s), Harcos Chemicals (early 1990s), Emerald B & D Sales (2000) and Pacific Exposition Decorating Co. (since 2002). Longview City Laundry owns the property currently.


Adjoining sites to the north were undeveloped until the early 1960s, and have been in commercial or industrial use since that time. The south-adjacent properties were undeveloped until the mid-1950s, when commercial structures were built. The area to the southwest was utilized as Navy receiving barracks in the early 1940s until approximately 1947-48.

Adjoining sites to the east were in industrial use by the City of Portland incinerator by 1909, and a commercial/industrial structure has occupied the site since the mid-1950s. The area immediately to the east of the subject property has been utilized as a storage area for scrap metal and equipment from the late 1960s/early 1970s until recently. The area is now being cleared and the materials being removed. On the environmental questionnaire and during the site reconnaissance, an area heavily soiled with oil was noted in the northeast corner of the property from this adjoining site. Three monitoring wells exist onsite, one well near this location.

Properties adjoining to the west were undeveloped until the early 1950s and have been in mixed commercial/industrial use since that time.

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property due to contaminant migration. Based on a review of the listed sites, the site to the east represents an environmental concern to the subject property.

Based upon the findings of this study, this assessment has revealed the following recognized environmental conditions in connection with the property:

The subject property is located on a former City of Portland landfill and incinerator site. DEQ documentation indicates that the possibility of human exposure to these contaminants does not represent an immediate threat; the subject property does not utilize groundwater; tenants are to maintain the cap on groundwater and maintain the monitoring wells. The City of Portland has provided indemnification for the contaminants related to these past uses. The client should consult with legal counsel to determine if this indemnification is transferable with the sale of the property. This represents a low concern. 

On-going groundwater monitoring should continue as negotiated between the City and the current property owner, and the client should obtain legal counsel to ensure protection from liability for the continuing studies.

Testing should be performed in the northeast corner of the subject property near the Nudelman and Son building to evaluate the staining in that area.

2.0 INTRODUCTION

2.1 Location and Client Information

Site Location:

2737 NW Nela Street
Portland, Oregon

Client Data:

Metropolitan Presort
937 NW Glisan Street
Portland, Oregon 97209

ATTN: Richard Barton

2.2 Purpose

A Phase One Environmental Site Assessment was conducted by PBS for the above-referenced site. The purpose of the Phase One was to identify *recognized environmental conditions* associated with the subject property, that is, to assess the likelihood that contamination from *hazardous substances* or *petroleum products* may exist on the subject property either from past or present use of the subject property or nearby properties. The project was performed in general accordance with the ASTM Standard Practice for conducting Phase One Environmental Site Assessments (Designation E 1527-00).

2.3 Scope of Work

The scope of work for the project included the items listed below:

1. Subject property identification and visual survey for the presence of hazardous substances and petroleum products;
2. Review federal, state and local agency listings regarding the subject property and adjacent areas, using a commercial database search provider;
3. Review of historic maps, historic occupants and the nature of past property usage;
4. Review of available soils, geology or environmental reports for the subject property or in the vicinity of the subject property;
5. Interviews with persons knowledgeable about the subject property;
6. Preparation of the report which summarizes observations, sources utilized, and findings, conclusions and recommendations relating to the presence or likely presence of hazardous substances or petroleum products on the subject property.

The reader is referred to PBS's proposal/contract (Appendix A) to provide a Phase One Environmental Site Assessment for a detailed description of our Scope of Work.

2.4 Non-ASTM Method Scope of Work

The following non-ASTM method scope issues were addressed during this study (list):

- A limited visual asbestos and lead-base paint (LBP) survey was completed for the buildings on the subject property (see Section 6.3 for survey results).

2.5 Significant Assumptions

This study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the subject property, within reasonable limits of time and cost. It is assumed that the user has provided PBS with any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable. (ASTM 1527-00, Section 5.0)

In general, groundwater flow direction has been determined based on topography in the area of the subject property, i.e. the assumption is that shallow groundwater flow will follow topography. No site-specific field measurements of groundwater flow direction, e.g. installation of groundwater monitoring wells, have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites that are located in a presumed upgradient direction that, based on proximity and knowledge of potential contaminant fate and transport, may present a potential to impact the subject property.

2.6 Limitations and Exceptions

Unless noted otherwise, the scope of work is limited to elements of the ASTM standard. Non-ASTM scope issues (e.g. asbestos, lead-based paint, radon, wetlands, compliance audits, geotechnical investigations, etc.) were not addressed unless noted above in Section 2.4 and in our contract provided in Appendix A.

The ASTM method does not require a search interval of less than 5 years; this search interval is not guaranteed to identify all prior tenants or occupants of the subject property.

"Recognized Environmental Conditions" are defined at paragraph 1.1.1 of ASTM E 1527-00 and the complete text is included in the Glossary of this document. The vague and ambiguous nature of *recognized environmental conditions* as defined by the ASTM may result in reasonable minds differing as to whether any observed condition at a site is a *recognized environmental condition*. There may be other conditions noted in this report that could be considered *recognized environmental conditions* by other persons. Accordingly, the user is advised that no warranty is given that other experts may agree as to whether site conditions noted herein are *recognized environmental conditions*. Users of this report are encouraged to review the report in its entirety and specifically to consider the existence of all site conditions described in this report and not merely those classified herein as *recognized environmental conditions*.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions, which may be the result of on-site or off-site sources. PBS is not able to represent that the site or adjoining land contains no hazardous

waste, oil, or other latent conditions beyond that detected or observed by PBS during the study.

The findings and conclusions of this report, therefore, are not scientific certainties, but rather, are based on professional judgment concerning the significance of the data gathered during the course of the Phase One. The conclusions in this report are not to be considered a legal opinion as to the client's duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM standard requires that all *obvious* uses of the subject property be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This requires that the investigator review sources that are *publicly available, are available within a reasonable time and cost, and are reasonably ascertainable and considered practically reviewable*, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed all sources of information that we consider meeting these criteria. In cases where the history of the property is not traced to prior to its first developed use, this condition is considered a *data failure*, and not an exception to the required scope of work.

There were no exceptions to the referenced Scope of Work.

2.7 Special Terms and Conditions

PBS's standard Terms and Conditions may be found in Appendix A; there are no special terms and conditions.

2.8 User Reliance

PBS acknowledges that the client ("User") may rely upon the information, findings, opinion and conclusions set forth in this report, subject to the conditions and limitations contained in this report and as set forth in our contract (see Appendix A). The report provides information on the subject property only as specified in the scope of work based on conditions at the time of the study. It was prepared in accordance with the standard of care of our profession. No warranties express or implied are made.

Reliance on this report by all other parties will require a written agreement from PBS.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

Site Address: 2737 NW Nela Street, Portland, Oregon
Map, Tax Lot: Multnomah County Map No. 1N1E29AD; Tax Lot 1000
Township, Range, Section: T1 North, R1 East, SE ¼ of NE ¼ of Section 29
(Willamette Meridian)
Area: Approximately 0.87 acres

A Site Location Map is included with this report under Tab 1.

3.2 Site and Vicinity General Characteristics

The subject property is located in an industrial area of northwest Portland.

The Site Vicinity Map is included under Tab 1. Photographs depicting the general character of the site are included under Tab 2.

3.3 Current Use of the Subject Property

The site is in use by Pacific Exposition Decorating Company, a business that supplies the physical display materials for trade show participants (i.e.: carpet, booths, curtains, tables, chairs, etc.).

3.4 Roads

The site is located on the north side of NW Nela Street; the street officially dead-ends at the east end of the subject property; a seldom-used railroad spur is located to the east and north of the site.

4.0 USER-PROVIDED INFORMATION

4.1 Title Records

Review of a title report was not included in the scope of this project.

4.2 Environmental Liens or Activity and Use Limitations

The Property-Owner Representative Questionnaire was completed by Marvin Johnson of Pacific Exposition Decorating Company, the current lessee, and is included in Tab 3. Mr. Johnson indicated that an environmental lien or deed restriction exists for the property: cap on groundwater and a required easement for the monitoring wells.

4.3 Specialized Knowledge

Mr. Johnson indicated no specialized knowledge or experience that may be material to PBS's identification of recognized environmental conditions on the subject property.

4.4 Valuation Reduction for Environmental Issues

Mr. Johnson indicated that the property value or purchase price has not been devalued, compared to comparable properties, based on environmental conditions at the subject property or surrounding properties.

4.5 Owner, Property Manager and Occupant Information

The subject property owner is Longview City Laundry. The property is currently managed and occupied by Pacific Exposition Decorating Company.

4.6 Reason for Performing the Phase One

This Phase One has been requested by Metropolitan Presort as part of their environmental due diligence prior to purchase of the property.

4.7 Other Information Provided by the User

The client provided PBS with copies of documentation regarding the requests for reimbursement from the City of Portland for monitoring well, dated April 2002. The documents reveal that the groundwater sampling from the one monitoring well (well #2) nearest the scrap metal recycling business has diesel contamination; the City of Portland has reported that the City is responsible only for contaminants from the incinerator and landfill.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

A search of State environmental agency and U.S. Environmental Protection Agency (EPA) listings was performed by a commercial database search provider (a copy of the database search report is included in Appendix B). The purpose of this search is to identify potential, suspected, or known sources of contamination on, or in the area of, the subject property. Various agency listings were searched for different approximate minimum search distances from the subject property as established in the ASTM method.


Only those sites that appear to pose a potential environmental concern to the subject property are discussed below. All other listed sites are considered to be of low concern to the subject property based on presumed groundwater flow direction, distance from the site, regulatory status (e.g. the agency file is closed) or other physical factors.


Subject Property

Longview City Laundry and Cleaners RCRANLR - #ORQ000005140

The subject property is no longer listed as a regulated site; no violation or enforcement information was listed on the database.

ECSI #1395

This site has been under investigation since 1993 when the DEQ completed a site evaluation on the recommendation of a 1992 report for the business by Northwest Geological Services (NGS). 1996 sampling revealed lead, benzene, arsenic, iron, manganese, cadmium, chromium and PCBs to be present in shallow soils and groundwater, with two separate sources possible: landfill debris and incinerator ash. Methane is also a possibility due to the degradation of organic landfill material. The eastern portion is impacted by a second, more recent release of diesel-range petroleum hydrocarbons containing VOCs. NGS suggested that it was "very unlikely that the diesel, mineral spirits and aromatics (BTEX) found in groundwater at the site" originated from either the landfill or former truck terminal, which were located to the east. NGS recommended that 3 to 4 monitoring wells be installed to further define the impact of the sites located to the east. 

In December 1994, NGS installed 3 monitoring wells, with at least one completed to the depth of 39 feet to the bottom of the former Guilds Lake, and sampled and analyzed soil and groundwater on the subject property, with similar results as the 1992 borings. The conclusion of this report was that an offsite release was the source of the hydrocarbons found in the boring and monitoring wells at the LCL&C (subject) property because there is: 1) a lack of source and logical pathways to the groundwater from the subject property as the current and past occupants do not utilize gasoline, diesel, mineral spirits or kerosene; 2) the lack of contamination in shallow soils, the groundwater gradient and velocity, and the lack of contamination in the monitoring wells in the northwest and southwest corners of the subject property preclude an old release from the former truck terminal once located to the east on 

the old incinerator site; 3) the changes in the composition of the hydrocarbons, the lack of hydrocarbons in soil above the water table, and the groundwater gradient all indicate migration of the hydrocarbons to the subject property from elsewhere. Continued monitoring of the monitoring wells on the north side of the site to further define gradient fluctuations was recommended, but NGS determined that this would not alter their conclusion that the hydrocarbon contamination was migrating from offsite.

DEQ has ordered that those sites associated with the former incinerator and landfill be capped, and the City of Portland has accepted responsibility for investigation in these areas. Due to the current use of the site and vicinity, potential human exposure to contaminated media is not considered an immediate threat.

Adjoining Property

Nudelman & Son Inc. – 2707 NW Nela Street, Portland, OR

East adjacent property

CERCLIS NFRAP #ORD 027744093

ECSI #966

This 1.54-acre site was added to the EPA's CERLIS in 1988, with Oregon DEQ evaluating the property in 1989. Site screening was recommended in June 2004. Encroachment of activities onto the subject property from this business was noted in the 1991 PSI Site Assessment Report, the 1992 NGS Soil and Groundwater Assessment and the 1994 NGS Monitoring Well Samplings (see previous section).

Registered Underground Storage Tanks #11232

This site has had two USTs decommissioned: 1000-gallon and 2000-gallon gas and diesel fuel. The site does not appear as a LUST site on the database.

Darworth Co. – 2801 NW Nela St., Portland, OR

West adjacent property

RCRA NLR #ORD980977714

This business is No Longer Regulated; 1984 enforcement and violation information is listed on the database; no other details were given.

King Cycle Group – 2801 NW Nela St., Portland, OR

West adjacent property

RCRA Generator Site #ORQ000023397

This motorcycle and bicycle parts manufacturing business is a Conditionally Exempt Small Quantity generator, generating less than 100 KG/month of hazardous waste. No violation or enforcement information is listed on the database.

TriMet Paratransit Maintenance – 2800 NW Nela St., Portland, OR

Southwest adjacent property

RCRA Generator Site #OR0000554930

This mixed mode transit business is a Conditionally Exempt Small Quantity generator, generating less than 100 KG/month of hazardous waste. No violation or enforcement information is listed on the database.

American Bank Stationery Co. – 3217 NW Yeon St., Portland, OR

North adjacent property

RCRA NLR Site #ORD089455422

This commercial lithographic printing business is No Longer Regulated. No violation or enforcement information is listed on the database.

Medallion Industries – 3247 NW Yeon St., Portland, OR

North adjacent property

RCRA Generator Site #ORD063455406

This millwork business is a Conditionally Exempt Small Quantity generator, generating less than 100 KG/month of hazardous waste. No violation or enforcement information is listed on the database.

Ink Systems – 3255 NW Yeon St., Portland, OR

North adjacent property

RCRA Generator Site

This printing ink manufacturing business is a Conditionally Exempt Small Quantity generator, generating less than 100 KG/month of hazardous waste. No violation or enforcement information is listed on the database.

Surrounding Properties

Guilds Lake – 2615-2619 NW Industrial St., Portland, OR

Approximately 0.26 miles east/southeast of subject property

ECSI #404

This site is 11 acres of the 22 acres site once occupied by the Guilds Lake incinerator and landfill, now owned by the City of Portland. Remedial Investigation at the property identified four distinct fills: dredge materials, landfill debris, incinerator ash and mixed ash and landfill debris, estimated at a volume of 3.8 million cubic yards. Warehouses and paved parking lots now cover the property. Following the completion of this study and the Feasibility Study, a Record of Decision was signed requiring the capping of the entire site, decommissioning of infiltration basins, and the installation of a passive gas venting system (completed 1995). Long-term groundwater and methane gas monitoring was also required and is on-going.

Unmappable Sites (*Environmental FirstSearch “Non-Geocoded” sites*); this refers to properties that have inaccurate or incomplete site addresses and cannot be mapped with records provided by the agency. PBS has reviewed and in some cases has generally located these unmappable sites. Environmental risk associated with other sites cannot be determined.

Based upon the presumed location or reported regulatory status, the listed unmappable sites are considered of *de minimis* concern.

5.2 Additional Environmental Record Sources

Oregon DEQ Online Facility Profiler This DEQ web page was reviewed on February 9, 2006 (<http://deq12.deq.state.or.us/fp20/>); the subject property was not listed and no adjoining sites were listed other than reported by the database search.

State/Local Health Department The Oregon Building Codes Division and the Oregon Health Department maintain an online list of properties deemed uninhabitable due to drug lab activities (<http://www.cbs.state.or.us/external/bcd/publicnotices.html> - lab). The list was reviewed on February 10, 2006. Neither the subject property nor adjacent properties were listed.

Fire Department Information was requested from the Portland Fire Bureau for the subject property located at 2737 NW Nela Street, Portland, Oregon. No records were available from this source.

The Portland Bureau of Environmental Services (BES) maintains online records of permits for underground and aboveground storage tanks (USTs/ASTs), issued by the Portland Fire Bureau, for residential properties (<http://www.portlandmaps.com/>). The website was reviewed on February 9, 2006. No records were available from this source.

The Oregon State Fire Marshal's office maintains a list of known drug labs and Hazardous Substance Incident responses on their Community Right-to-Know (CR2K) Database Website (http://159.121.82.250/CR2K_IncDB/Incident_Search.html). This site was accessed and reviewed on February 10, 2006. Neither the subject property nor adjacent properties were listed.

State-Registered Water Well Logs Three registered well logs were listed for the subject property in the Oregon Water Resources Department GRID online database (http://stamp.wrd.state.or.us/apps/gw/well_log/well_log.php; accessed on February 14, 2006). The log for this well indicates old landfill material from 0 to 25 feet below ground surface (bgs), and fine sand from 25 to 30 feet bgs and depth to groundwater as 15 feet below ground surface. (A copy of these logs can be found in Appendix C.)

An additional well log was identified approximately 1,000 feet to the northwest of the subject property at 3366 NW Yeon Avenue, completed to a depth of 574 feet bgs and the depth to groundwater is documented as 30 feet bgs. The log for this well indicates the following:

MATERIAL	FROM (FEET bgs)	TO (FEET bgs)
Sand and gravel fill	0	27
Dark grey silt	27	106
Clay, Green and brown	106	137
Sand, gravel and clay	137	201
Sand and gravel	201	207
Conglomerate	207	243
Medium hard basalt	243	262

?

where

MATERIAL	FROM (FEET bgs)	TO (FEET bgs)
Soft brown rock	262	271
Medium hard grey basalt	271	295
Hard grey basalt some seams	295	330
Porous grey rock	330	368
Hard grey basalt	368	372
Medium hard grey basalt	372	393
Medium hard brown basalt	393	409
Hard grey basalt	409	413
Porous black rock	413	487
Medium hard grey rock	487	496
Hard grey basalt	496	519
Medium soft porous black rock	519	556
Hard black rock	556	574

Local Electric Utility Company (Physical condition is reported in 6.3) The nearest pole-mounted transformers are located ¼ mile or more to the west and north. Transformers in this area of Portland are the property and responsibility of Portland General Electric.

5.3 Physical Setting Source(s)

Topography The USGS 7.5-minute topographic map for the site indicates the subject property is located in a generally flat area of northwest Portland with a regional slope to the northeast, toward the Willamette River at approximately 40 feet above mean sea level. Railroad spurs are shown to the north and south of the site.

Soils and Geology The area of the subject property was once a part of Guild's Lake, an intermittent lake and marsh until extensive filling and grading occurred subsequent to the 1905 Lewis & Clark Exposition, which was constructed upon the lake and grounds south and southeast of the lake. Additional filling and grading occurred throughout the early 1900s through the 1940s to create land for industrial use. Fill materials and river sediments are present in the vicinity of the subject property to a depth of approximately 100 feet, pinching out to the south and southeast near the old lake shore. Sands and gravels of the Troutdale Formation are present beneath the river sediments in thicknesses approaching 200 feet in the area of the subject property. Columbia River Basalts are present at depth.

Surface Water No surface water was observed at the time of the site visit. The nearest surface water is the Willamette River, located approximately 1 mile east of the subject property.

Groundwater Based on water well logs for the subject property, the shallowest occurrence of groundwater is expected to be at approximately 15 feet below the ground surface. Based on topography, the direction of shallow, unconfined groundwater flow is expected to be to the west/northwest, therefore, properties to the east/southeast are considered to be upgradient to the subject property. However, local topography is relatively flat and under these conditions,

interpretation of groundwater flow direction based on topography is not always reliable. As a result, any surrounding properties may be considered upgradient to the subject property.

5.4 Historical Use Information

Aerial Photographs Aerial photographs maintained by the University of Oregon Map Library in Eugene, Oregon, were reviewed for the years 1936 through 1998. Aerial photographs obtained from <http://www.portlandmaps.com/> from 2000 and 2004 were reviewed. Photograph scales are typically small and detailed information is not generally obtained from the photographs.

- 1936: The subject property is undeveloped and appears to have a small pond on the northern portion. Scattered debris can be seen on the south portion. The site appears to be a part of the incinerator property to the east; scattered debris and another pond can be seen to the east of the subject property; scattered debris can be seen to the south of the subject property. Areas to the north and west are undeveloped.
- 1944: The subject property remains undeveloped; the pond can no longer be seen. The area to the east is no longer occupied by the incinerator, and the site appears to have been filled in. The areas to the immediate west, south and north are undeveloped. The area to the southwest is now occupied by multi-family residences.
- 1948: The subject property remains undeveloped. The area to the west is occupied by several unpaved roads. The area to the southwest has a few remaining multi-family residences, with most removed. The area to the south is now occupied by a large commercial structure. The area to the north is undeveloped.
- 1956: The subject property remains undeveloped. The area to the west is now occupied by numerous commercial structures. The area to the east is unpaved and used as a parking lot. The area to the immediate south is undeveloped, with the large commercial structure appearing unchanged. The area to the north is undeveloped.
- 1964: The subject property is now occupied by a commercial structure. The area to the east remains unpaved. The area to the south is now occupied by a commercial structure. The area to the north is now occupied by numerous commercial structures. The area to the west appears unchanged.
- 1973: The subject property appears generally unchanged. The area to the east is now occupied by a small square structure near the northeast corner of the subject property, with the area to the south of the building appearing to have stored materials scattered throughout. The area further to the east appears to have fenced off it's west boundary and the area around the structure appears unpaved. There are no apparent changes to the areas to the north, south or west.

1980: The subject property appears unchanged. The areas to the west, north and south appear unchanged. The area to the east has more scattered debris or materials, and two large commercial structures can now be seen.

1990: There are no apparent changes to the subject property or the areas to the west, north or south. The area to the east now has vegetation along the west side of the lot, with scattered debris/materials still visible.

1998: There are no apparent changes to the subject property or the surrounding areas.

2000: There are no apparent changes to the subject property or the surrounding areas.

2004: There are no apparent changes to the subject property or the surrounding areas.

Fire Insurance Maps Historical Sanborn Fire Insurance Maps are maintained at the Oregon Historical Society Research Library and the Multnomah County Library in Portland, Oregon. The maps include general historical information regarding occupants, addresses, and prior land uses. Maps available for the years 1889, 1901, 1908, 1926, 1932, 1950, 1955, and 1965 were reviewed.

No Sanborn coverage was available for the subject property from these sources.

Local Street Directories Polk and Cole City Directories for Portland, Oregon, are located at the Oregon Historical Society Research Library. The directories were reviewed for information regarding past occupants at the subject property at 2737 NW Nela Street, Portland, Oregon and adjoining properties that may have been associated with the use of hazardous materials. **Bold print denotes subject property.** The following range of street addresses was searched: 2707-2801 NW Nela Street and 3201-3255 NW Yeon Avenue.

YEAR	ADDRESS	LISTED OCCUPANT(S)
1935	NW Nela Street	Street Not Listed
	NW Yeon Avenue	No listings for street addresses' searched
1940	NW Nela Street	Street Not Listed
	NW Yeon Avenue	No listings for street addresses' searched
1943/44	NW Nela Street	Street Not Listed
	3235 NW Yeon Avenue	Navy Receiving Barracks PO
1950	2800 NW Nela Street	General Electric Co
	2801 NW Nela Street	Folger J A & Co
	3230 NW Yeon Avenue	Beaver Pattern Wks
1955	2800 NW Nela Street	General Electric Co
	2801 NW Nela Street	Folger J A & Co
	3230 NW Yeon Avenue	Kayecraft Shutter Inc
1960	2800 NW Nela Street	General Electric Co
	2801 NW Nela Street	Folger J A
	3230 NW Yeon Avenue	James Everts Interior Shutters, Pierce Auto Frt
	3255 NW Yeon Avenue	Dayton Rubber Co

YEAR	ADDRESS	LISTED OCCUPANT(S)
1965	2727 NW Nela Street	Holman Warehouse
	2728 NW Nela Street	Benson W Ronald Inc
	2800 NW Nela Street	General Electric Co
	2801 NW Nela Street	MJB Whol Tea & Coffee
	3201 NW Yeon Avenue	Vacant
	3205 NW Yeon Avenue	SKF Industries Inc
	3211 NW Yeon Avenue	Kinney Bros of California
	3215 NW Yeon Avenue	Grace WR & Co
	3221 NW Yeon Avenue	Lennox Industries Inc
	3245 NW Yeon Avenue	Davis Industrial Park
	3247 NW Yeon Avenue	Reynolds Aluminum Supply Co
	3255 NW Yeon Avenue	MacWhyte Co, Pacific Wire Rope Co
1970	2707 NW Nela Street	Nudelman SJ & Son
	2728 NW Nela Street	Benson Chemical Corp
	2731 NW Nela Street	Vacant
	2737 NW Nela Street	Tri State Mill Supply Co
	2800 NW Nela Street	General Electric Co
	2801 NW Nela Street	MJB Co
	3201 NW Yeon Avenue	Johnson Nut Co, Original Pizza Crust of Oregon, DOB Corp
	3205 NW Yeon Avenue	Fetsch Geo A & Associates
	3211 NW Yeon Avenue	Kinney Bros of California
	3215 NW Yeon Avenue	Wall Western Inc
	3221 NW Yeon Avenue	Rankin Equipment Co of Oregon
	3245 NW Yeon Avenue	Davis Industrial Park
1975	3247 NW Yeon Avenue	Goodall Rubber Co
	3255 NW Yeon Avenue	MacWhyte Co
	2707 NW Nela Street	Nudelman SJ & Son
	2728 NW Nela Street	Benson Chemical Corp
	2731 NW Nela Street	Loading Services Inc
	2737 NW Nela Street	Alcon Industries Inc
	2800 NW Nela Street	General Electric Co
	2801 NW Nela Street	MJB Co
	3201 NW Yeon Avenue	Original Pizza Crust of Oregon, DOB Corp
	3205 NW Yeon Avenue	Fetsch Geo A & Associates
	3211 NW Yeon Avenue	Kinney Bros of California
	3215 NW Yeon Avenue	United States Envelope Co
	3217 NW Yeon Avenue	American Bank Stationary Co
	3221 NW Yeon Avenue	Carnegie Tire and Rubber
	3243 NW Yeon Avenue	Super Specials Co
1980/81	3245 NW Yeon Avenue	Davis Industrial Park
	3247 NW Yeon Avenue	Goodall Rubber Co
	3255 NW Yeon Avenue	MacWhyte Co
	2707 NW Nela Street	Nudelman SJ & Son
	2728 NW Nela Street	Harrisons & Crosfield
	2737 NW Nela Street	Medallion Industries
	2800 NW Nela Street	General Electric Co

YEAR	ADDRESS	LISTED OCCUPANT(S)
	2801 NW Nela Street	Bushnell Bros, Fisher Mills
	3201 NW Yeon Avenue	Associated Foods
	3205 NW Yeon Avenue	GAFA-Fetsch
	3211 NW Yeon Avenue	Vacant
	3215 NW Yeon Avenue	Westvaco US Envelope Co
	3217 NW Yeon Avenue	American Bank Stationary Co
	3221 NW Yeon Avenue	JN Ceazan Co
	3245 NW Yeon Avenue	Davis Industrial Park
	3247 NW Yeon Avenue	Medallion Industries
	3250 NE Yeon Avenue	Union Supply Co, Halo Lighting, Continental Hardwood Co
	3255 NW Yeon Avenue	MacWhyte Co
1985	2707 NW Nela Street	ABC & J Recycling, SJ Nudelman & Son
	2728 NW Nela Street	Creative Mailing
	2737 NW Nela Street	Harrisons & Crosfld
	2800 NW Nela Street	General Electric Co
	2801 NW Nela Street	Bailey Sales, Bushnell Bros Wrhs, Darworth Company, Electric Pacific, Fisher Mills Inc
	3215 NW Yeon Avenue	US Envelope Co
	3217 NW Yeon Avenue	AM Bank Stationary
	3247 NW Yeon Avenue	Medallion Ind Inc
	3250 NE Yeon Avenue	Cont Hardwood Co, Fiestsa Foods Inc, Liberty Consldtrs, Price Freightlines, Truckways Inc, Union Supply Co
1990	3255 NW Yeon Avenue	Brodercik & Basocm, MacWhyte Wire Rope, Pacific Wire
	2707 NW Nela Street	SJ Nudelman & Son
	2728 NW Nela Street	Kelly – Goodwin Co
	2737 NW Nela Street	Harcos Chemicals
	2800 NW Nela Street	GE Company
	2801 NW Nela Street	Atlas Supply Inc, Bushnells Warehse, Electric Pacific, Kako Intl, Tennenbaum Clothrs
	3201 NW Yeon Avenue	Storable Office
	3205 NW Yeon Avenue	SW Office Supply
	3208 NW Yeon Avenue	McDonalds Restrnts
	3217 NW Yeon Avenue	Adcrafters – Giesey, PO Giesey Adcrafters
	3221 NW Yeon Avenue	Anthro Corp
	3247 NW Yeon Avenue	Medallion Industries
1995	3250 NE Yeon Avenue	Amer Uniform Co, Brownell Electro, Chrstn Chld of Wrl, Fast Break Snack, Truckways Inc,
	2707 NW Nela Street	SJ Nudelman & Son
	2738 NW Nela Street	Kneedspeed
	2801 NW Nela Street	B&D Sales
	3208 NW Yeon Avenue	McDonalds Rst
	3215 NW Yeon Avenue	American Lndscps, R Atkeson Phto Lbr
	3217 NW Yeon Avenue	Leslie Holcomb, Adcrafters - Giesey, PO Giesey – Adcrftr, Hemco Adv Agency
	3225 NW Yeon Avenue	Ink Systems NW Inc

YEAR	ADDRESS	LISTED OCCUPANT(S)
	3247 NW Yeon Avenue	Medallion Industries
	3250 NE Yeon Avenue	Amer Uniform Co, Brownell Electro, Chrstn Chld of Wrl, Fast Break Snack, Pacific Chemical, Storables
2000	2707 NW Nela Street	Nudelman SJ & Son
	2728 NW Nela Street	Frbnks UI FM Vlvs, Zidell Valve Corp
	2737 NW Nela Street	Emerald B&D Sales
	2800 NW Nela Street	TriMet Lift Prgm
	2801 NW Nela Street	Rose City Textiles
	3201 NW Yeon Avenue	Curtis Circulation, Kernagis Algis
	3205 NW Yeon Avenue	Sprr Intrs Inc
	3208 NW Yeon Avenue	McDnlds Corp
	3215 NW Yeon Avenue	American Lndscps, Ray Atkeson Photo, Valley Dntl OR Inc
	3217 NW Yeon Avenue	Adcrftrs Gsy Pl, Giesey P Adcrftrs
	3247 NW Yeon Avenue	MdlIn Indstrs Inc
	3250 NE Yeon Avenue	American Unfrm Co, Fast Break Inc, The Chrstn Chld Storables Main Ofc, Sbtck Pckg Mtrl, Trnstns Hlth Inc
	3255 NE Yeon Avenue	Ink Systems NW Inc
2005	2707 NW Nela Street	Abc & J, Stanford J Nubelman Inc
	2728 NW Nela Street	Delia Inc, McLean Ivan Inc
	2737 NW Nela Street	Pacific Exposition Decorating Co
	2800 NW Nela Street	NW Transportaiton, Tri County Mtr Transport Dst OR
	3201 NW Yeon Avenue	Kramers Metro Mailing Service
	3208 NW Yeon Avenue	McDonalds
	3217 NW Yeon Avenue	Adprint Co, Mariposa Postales Llc
	3221 NW Yeon Avenue	Medallion Industries Inc
	3250 NE Yeon Avenue	American Uniform Co, Fast Break Snack Co, Kimberly A Moore, Storables USA Inc, Subotnick Packing Co
	3255 NE Yeon Avenue	Ink Systems Inc

Building Department Records Information was requested from the City of Portland Bureau of Development Services for records regarding past activity at the subject property located at 2737 NW Nela Street, Portland, Oregon. The following information was found:

DATE	PERMIT NO.	DESCRIPTION
4-27-64	411905	April and May of 1964 concrete pilings and slab floor is poured. April 1966 notes state "building shell is completed - this permit now void - no occupancy".
11-23-64	130995	Report of plumbing inspection address documented as 2717 NW Nela, "2737 ?" is also hand written above typed address. Two new drywells are documented and "1 new" water service is also listed. Building permit 411905 is referenced and a sketch shows a 100-Gallon septic tank with two associated leach ponds and two apparent drywells. A north arrow is not present on the sketch.
3-24-66	140170	Report of plumbing inspection address documented as 2707 NW Nela, "37" is also hand written above typed address. Two drywells are documented and water service is listed. Building permit 425183 is referenced, a sketch shows a 1,000-Gallon septic tank with two associated leach ponds and a drywell is shown on the opposite side of the building. A ¾" copper "W.S." (assumed to be water service) line is shown connecting to the "M.J.B. coffee" building. One new septic tank is listed in the remarks section. "Old garbage fill" is documented and visible on the sketch to the side of the building. A north arrow is not present on the sketch. This permit may be for the east adjacent property (Nudelmans).
4-12-66	140534	Report of plumbing inspection address documented as 2707 NW Nela, "2737" is also hand written above typed address. A drywell and a septic tank is listed. Building permit 425183 is referenced, a sketch shows a 1,000-Gallon septic tank with two associated leach ponds and a drywell is shown behind the building. A ¾" copper line is shown connecting to the "M.J.B. coffee" building. See 2707 is listed in the remarks section. A north arrow is not present on the sketch. This permit may be for the east adjacent property (Nudelmans).
4-12-66	426777	Report of building inspection for the subject property, electrical, mechanical and plumbing by separate permit, and original permit and plan on separate plan 411905 is listed.
4-26-66	140711	Report of plumbing inspection for the subject property, one drywell, one septic tank, and "water on the property" is listed. Building permit 426777 is referenced.

9-16-80	536155	Permit application to construct two canopies on existing warehouse.
3-2-93	318610	Heating and ventilation permit application, "test gas line for new meter location", describes the work to be performed. Notes documenting old piping and new replacement piping is listed.
1-16-01	01-101582-000-00-PT	Project details list new exterior installation of 30 feet of water service line and 10 feet of sanitary sewer line. Note on permit dated 1-18-01 states "W/S repair approved did not work on sanitary sewer".
1-17-01	01-101962-000-00-NU	Couch, bags of garbage, loveseat discarded between 2737 and 2707 NW Nela; completed 3/23/01
8/26/05	05-155408-000-00-PT	Install 2 roof drains; finalized 9/21/05

Note: A site plan apparently dated April 1964 was also available for review on microfiche, although the quality was poor. A 1,000-Gallon Septic tank is visible near the southwest corner of the onsite building. A note is documented in this area stating, "storm water to drain to dry wells". No additional legible or applicable information was observed on the drawing.

Other Historical Records Information obtained from the Oregon Department of Revenue ORMAP property tax parcel base map website (<http://www.ormap.org/maps/index.cfm>) and at the PortlandMaps website, (<http://www.portlandmaps.com/>) indicated that the subject property is addressed at 2737 NW Nela Street in Portland, Oregon.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Claudia Byes-Lund and Mike Golden of PBS on February 16, 2006, to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was performed accompanied by Sharon Schetter, the office manager. Not all areas were accessed; the roof was not accessed. Site photographs are included under Tab 2.

6.2 General Site Setting

Topography The subject property is located in a generally flat area of northwest Portland with a regional slope to the north/northeast.

Structures The site is occupied by one commercial structure with the following finishes:

Frame:	concrete block
Foundation:	concrete slab
Exterior Finishes:	built-up roof, concrete block walls
Interior Finishes:	wood-frame ceiling (warehouse), dropped acoustic ceiling tiles, 12x12 floor tiles (office/bathrooms), carpeting (office), sheetrock walls (office area)

Heating/Cooling System The office area utilizes wall-mounted electric heating units; the warehouse utilizes ceiling-mounted forced air natural gas heating units.

Roads The subject is located on the north side of NW Nela Street, which also dead-ends at the subject property. Railroad tracks are located to the east and north of the structure; these are reported to be no longer (or rarely) in use.

Utilities

Water Supply:	City of Portland
Sewage System:	City of Portland (area) – structure utilizes a septic system
Stormwater:	City of Portland
Electrical Utility:	Portland General Electric Co.
Natural Gas:	Northwest Natural Gas

6.3 Exterior and Interior Observations

Note: The PBS Field Checklist (Tab 3) details additional ASTM-related field observations not shown below.

Hazardous Substances, Petroleum Products or Unidentified Containers Approximately nine 1-gallon containers of black latex paint and one 5-gallon container of black latex paint was observed in a warehouse area near the north end of the building. These materials are

stored directly on the concrete floor. All of the containers are labeled, none appeared to be leaking, and the area appeared to be generally well maintained. No floor drains or catch basins are located in the interior of the structure.

Underground and Aboveground Storage Tanks (USTs and ASTs) No indications of USTs or ASTs, such as vent pipes or fill pipes, were observed on the subject property grounds during the site reconnaissance.

PCBs Fluorescent light fixtures were observed in the office area of the structure and due to the age of the building are suspect for containing PCBs. Examination of individual light ballasts was not within the scope of this project. *AX*

No evidence of transformers or other suspect electrical equipment was observed on the subject property. The nearest pole-mounted transformers are located approximately ¼ mile to the west and north of the subject property.

Floor Drains, Catch Basins, Sumps, Oil-Water Separators No floor drains, sumps or oil-water separators were observed on the subject property.

A catch basin is located on the south side of the subject property. The unit was observed to be free of oily sheens and no odors were noted.

Pits, Ponds, Lagoons, Surface Impoundments, Stained Soils, Odors A large stained area of pavement was observed in the northeast portion on the subject property near the small building utilized by Nudelman's Scrap Metal. The source of the staining could be attributed to the high volume of truck activity and sorting that occurs on that site. *AX*

Solid Waste Disposal No indications of improper solid waste disposal were observed on the subject property during the site reconnaissance.

Nudelman's Scrap Metal, located immediately to the east, is in the process of clearing scrap metal debris and the surrounding vegetation all along the subject property's east boundary.

Other Conditions of Concern Nudelman's Scrap Metal is at a slightly higher elevation than the subject property. The weather was cold and dry during the site reconnaissance; no pooled rainwater was observed. *AX*

The subject property may still utilize a 1000-gallon septic system. *?*

Drywells were noted on the building plan and the building may still be connected to the rain drains/storm water system.

Asbestos

Asbestos is a naturally occurring fibrous mineral that was used in thousands of different building materials. Some of these materials include fireproofing, pipe and boiler insulation, floor coverings, adhesives, wall finishes, and roofing products. Inhalation of asbestos fibers

has been linked to serious lung ailments such as lung cancer and mesothelioma. Consequently, the use of asbestos in many building products has been banned since the late 1970s.

The facility on the subject property was constructed in 1964. As such, the building materials at the site are considered to have a moderate potential to contain asbestos. However, field sampling and laboratory testing of suspect materials would be required to conclusively establish the absence or presence of asbestos-containing building materials.

A visual survey of the facility was performed to identify materials suspected of containing asbestos. Readily accessible representative areas of the facility were accessed to identify suspect asbestos-containing building materials (ACBM). Areas above-ceilings, behind walls, etc. were not accessed and no samples were collected. The following areas were accessed during the site reconnaissance: offices and interior work areas, restrooms, and warehouse. The roof was not accessed. 12-inch floor tile and black coving were observed in the restrooms. Asbestos containing mastic may have been used to adhere the tiles and coving to the surfaces.

Lead-Based Paint

The distribution of lead-based paints was banned in the United States in 1979. The facility at the subject property was constructed in 1964. As such, the presence of lead-based paint at the site is considered high. However, field sampling and laboratory testing of suspect paint would be required to conclusively establish the absence or presence of lead-based paint. Interior and exterior painted surfaces observed were found to be in good condition.

6.4 Current Use of Adjoining Properties

North: Medallion Industries/ Ink Systems

South: NW Nela St.; Delia Inc. (artist space for iron sculpture pieces); Tri-Met (wheelchair accessible vans and offices)

East: Nudelman's Scrap Metal

West: Former Rose City Textiles/currently occupied by multiple small business tenants

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed on the properties to the south, west or north. Nudelman and Son, listed as an ECSI site on the database, is currently in the process of clearing vegetation and stored scrap metal debris all along the east perimeter of the subject property; a large area of heavy staining was observed in the northeast corner of the subject property believed to be due to this industrial use.

7.0 INTERVIEWS

7.1 Interview with Owner

PBS was unable to interview Howard Brune, Longview City Laundry & Cleaners (503) 694-2671, via telephone. A message was left at the house with someone from the cleaning service on February 21, 2006; the phone number does not have voicemail.

7.2 Interview with Site Manager

Sharon Schetter, the office manager, was interviewed during the site reconnaissance on February 16, 2006. The interview is summarized as:

- The business has occupied the site since 2002.
- The railroad tracks/spurs are seldom used now.
- No hazardous materials are used in the process of creating the trade show booths.
- The materials provided include the metal or plastic tubing for the actual booths, curtains, carpet, tables, chairs, and light sources.

7.3 Interview with Local Government Officials

On February 16, 2006, Jeanne (no last name given) of the Portland Water Bureau (503-823-7770) reported that the property is connected to the City's storm and water systems since 1994, but is not connected to the city sanitary sewer at this time (note in file dated February 2005 saying that it is not served by public sanitary sewer).

7.4 Interview with Others

Bob Schetter, an employee of Pacific Expo, was interviewed during the site reconnaissance on February 16, 2006. The interview is summarized as:

- When Pacific Expo moved into the building in 2002, oil seepage was immediately noticed coming from the east-adjointing site.
- The staining along the east side has been less in the recent years, with the northeast corner remaining a constant concern.
- The old steam engine, located to the southeast on an abandoned railroad spur since approximately the 1970s, was recently discovered when the area was cleared of vegetation.

8.0 EVALUATION

8.1 Findings and Opinion

Recognized Environmental Conditions The following *recognized environmental conditions* were identified in connection with the subject property:

- 1) The subject property is located on a former City of Portland landfill and incinerator site. DEQ documentation indicates that the possibility of human exposure to these contaminants does not represent an immediate threat. This represents a low concern.
- 2) Past and present industrial use of adjoining property to the east by Nudelman and Son, a scrap metal recycling business. This business has left a large area of staining in the northeast corner of the subject property. Monitoring wells are located on the subject property, with one well near the northeast corner of the site. During the site reconnaissance the lot to the east was being cleared of vegetation and the stored scrap materials.

Groundwater and soil samples were taken during the installation and two sampling events of the three monitoring wells located in the northwest, northeast and southwest corners of the subject property in November and December of 1994 by NGS. The company concluded that the hydrocarbon contamination found in the groundwater and soil samples analyzed from the well in the northeast corner, closest to Nudelman and Son, was from an offsite source.

Historical Recognized Environmental Conditions No *historical recognized environmental conditions* were identified in connection with the subject property.

Other Issues of Concern The following issues, although not included as *recognized environmental conditions*, were identified during this study. Although these issues could potentially result in adverse environmental impacts to the subject property, they are not included as *recognized environmental conditions* because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

- 1) The subject property and nearby properties were once a part of Guilds Lake, which was filled with hillside fill material and Willamette River dredge beginning around 1906 to approximately 1909. A City crematorium utilized the site to the east from 1909 to 1927 and the City incinerator and landfill from 1927 to the late 1940s. The area was filled in again for future warehouse and industrial use by the 1950s.
- 2) Suspected asbestos containing building materials (ACBM): Suspected ACBMs were observed in restroom areas of the office portion of the building. Roofing materials may also contain asbestos. A building pre-demolition asbestos survey may be required to meet Oregon Department of Environmental Quality and Oregon

Occupational Safety and Health Administration's minimum sampling requirements prior to any major remodeling of onsite structures. This would require samples (e.g. roofing material) be collected and analyzed prior to demolition or work resulting in significant impacts to site structures

- 3) The subject property may utilize drywells as part of the rain drain/storm water system. DEQ's Underground Injection Control (UIC) Program is authorized by the EPA to regulate all underground injection systems to protect groundwater resources. A UIC system is any structure or activity that is created to place fluid below the ground or sub-surface. Common systems include stormwater drywells, sumps, trench drains, drain fields, and large-capacity septic systems, sewer cesspools.

All UICs must be registered with DEQ and approved through either rule authorization (RA) or a Water Pollution Control Facilities (WPCF) permit.

- 4) Based on the age of the building, PCB-containing fluorescent light ballasts may be present. If fixtures are removed or replaced, the old ballasts should be assumed to be PCB-containing unless labeled otherwise, and disposed of properly.

8.2 Conclusions/Recommendation and Signatures of Environmental Professionals

PBS has performed a Phase One Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for 2737 NW Nela Street, the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report.

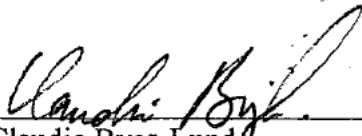
Based upon the findings of this study, this assessment has revealed the following recognized environmental conditions in connection with the property:

The subject property is located on a former City of Portland landfill and incinerator site. DEQ documentation indicates that the possibility of human exposure to these contaminants does not represent an immediate threat; the subject property does not utilize groundwater; tenants are to maintain the cap on groundwater and maintain the monitoring wells. The City of Portland has provided indemnification for the contaminants related to these past uses. The client should consult with legal counsel to determine if this indemnification is transferable with the sale of the property and what conditions exist for maintaining the indemnification. This represents a low concern.

On-going groundwater monitoring should continue as negotiated between the City and the current property owner, and the client should obtain legal counsel to ensure protection from liability for the continuing studies.

Testing should be performed in the northeast corner of the subject property near the Nudelman and Son building to evaluate the staining in that area.

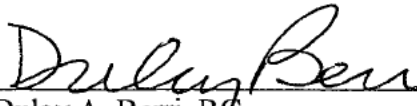




Claudia Byes-Lund
PBS Project Scientist

2/27/06

Date



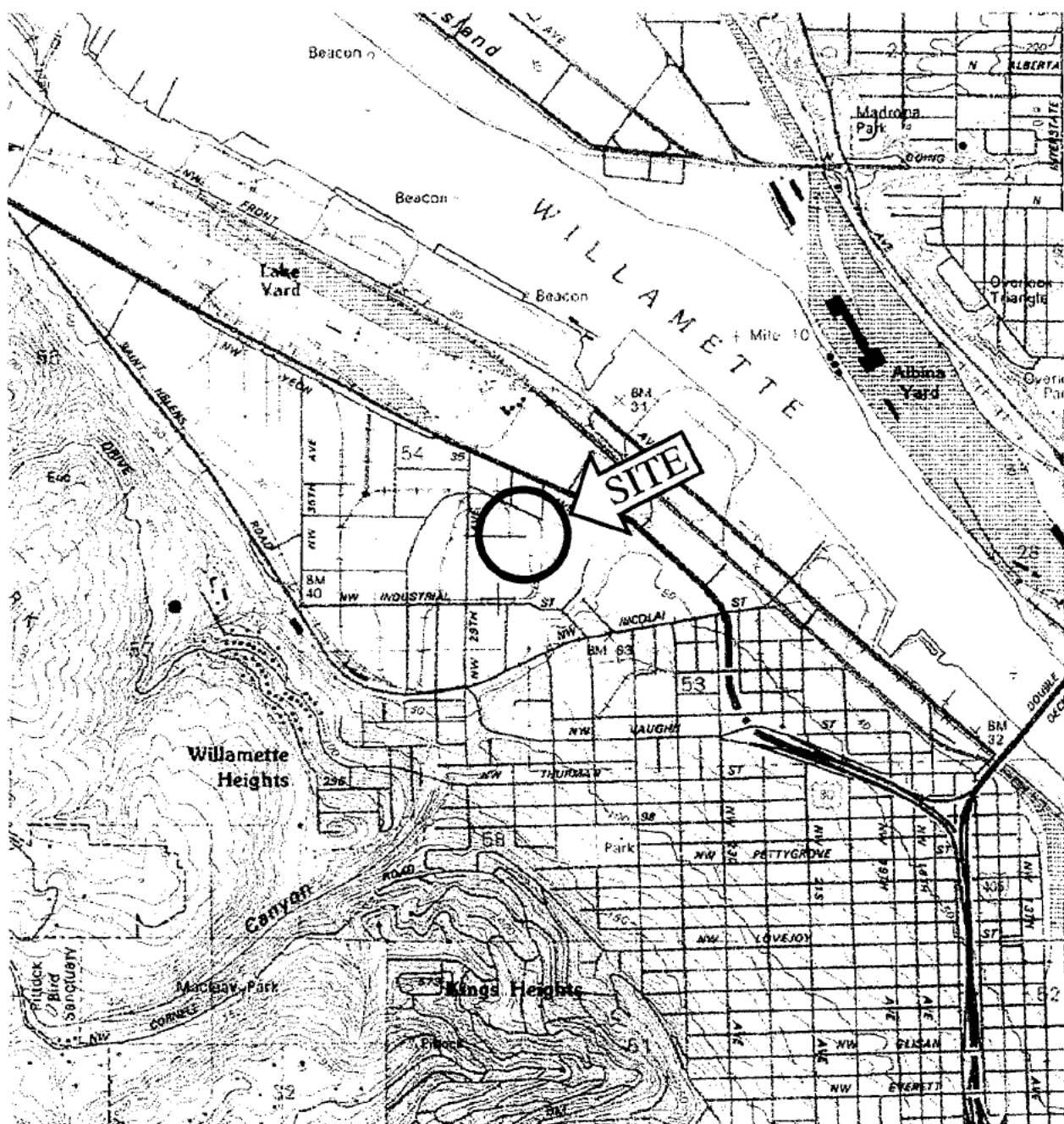
Dulcy A. Berri, R.G.
Principal, Senior Hydrogeologist

2/27/06

Date



FIGURES



SOURCE: USGS PORTLAND QUADRANGLE, OR-WA 1990

Prepared for: METROPOLITAN PRESORT



Project #:
18360.000

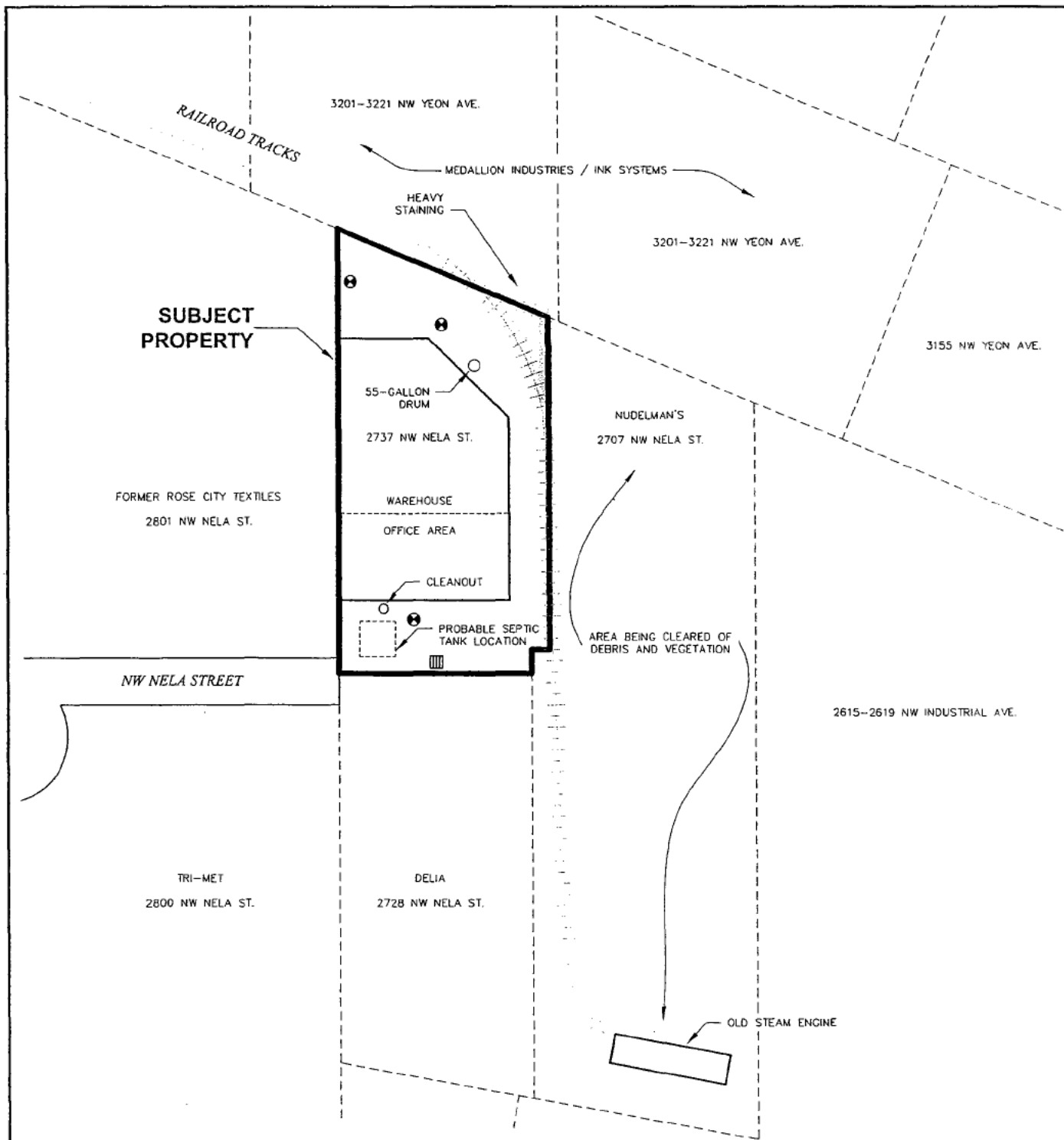
Date:
FEB. 2006

SITE LOCATION MAP

2737 NW NELA STREET
PORTLAND, OREGON



FIGURE

1



NOT TO SCALE

LEGEND

-  CATCH BASIN
-  MONITORING WELL

Prepared for: METROPOLITAN PRESORT



Project #:
18360.000
Date:
FEB. 2006

SITE VICINITY PLAN
2737 NW NELA STREET
PORTLAND, OREGON

FIGURE
2



PHOTO 1: South side of subject property looking generally northwest.



PHOTO 2: Northeast corner of subject property looking southwest.

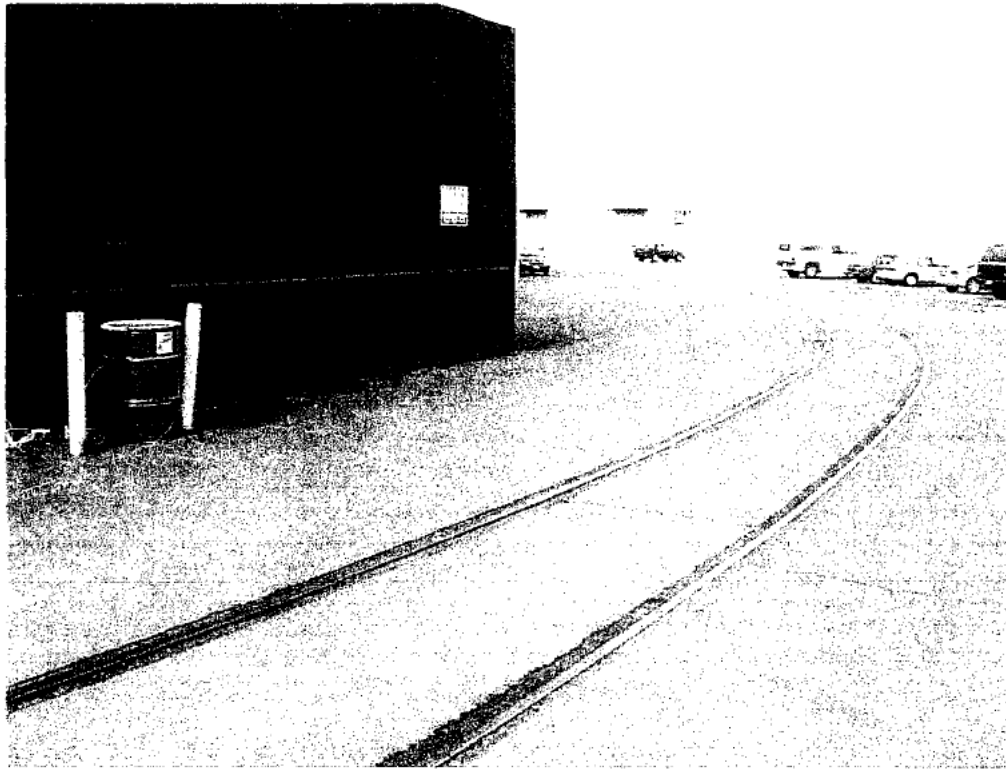


PHOTO 3: Northeast corner of subject property looking northwest – note 55-gallon drum filled with purged monitoring well water, labeled as non-hazardous.

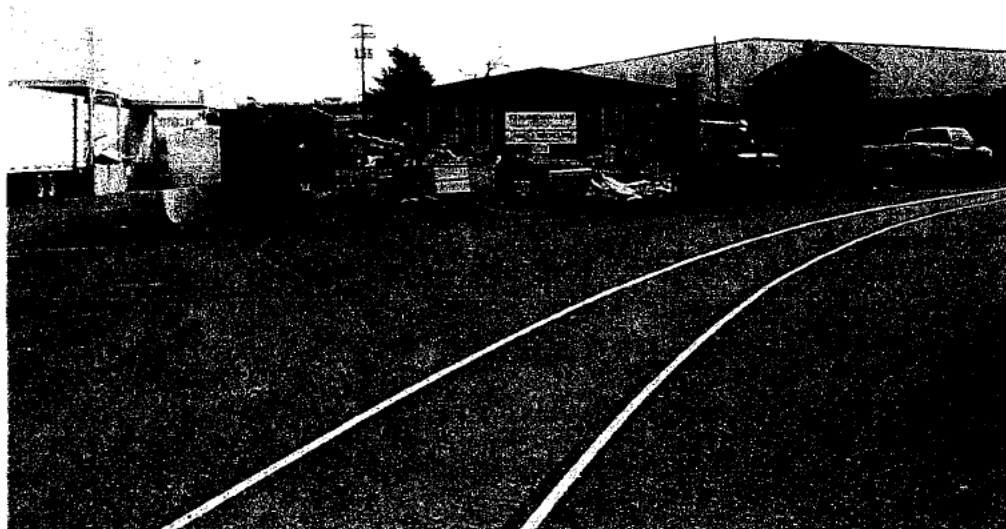


PHOTO 4: Scrap metal business located near northeast corner of subject property looking east.

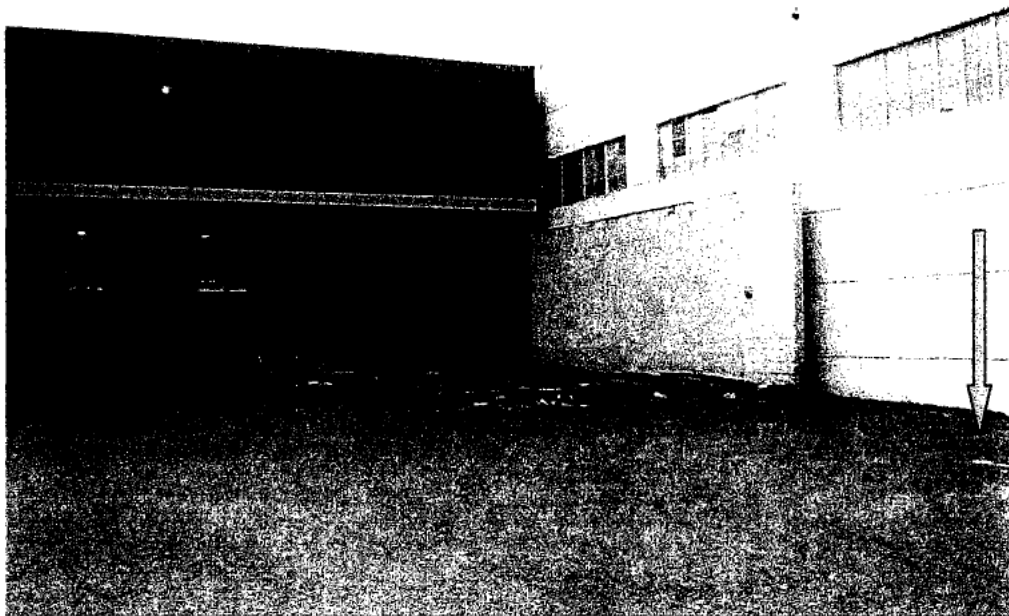


PHOTO 5: South side of subject property showing west adjoining property looking south/southwest – one of three monitoring wells is noted in the lower right corner.



PHOTO 6: East adjoining property currently clearing vegetation and scrap metal debris.

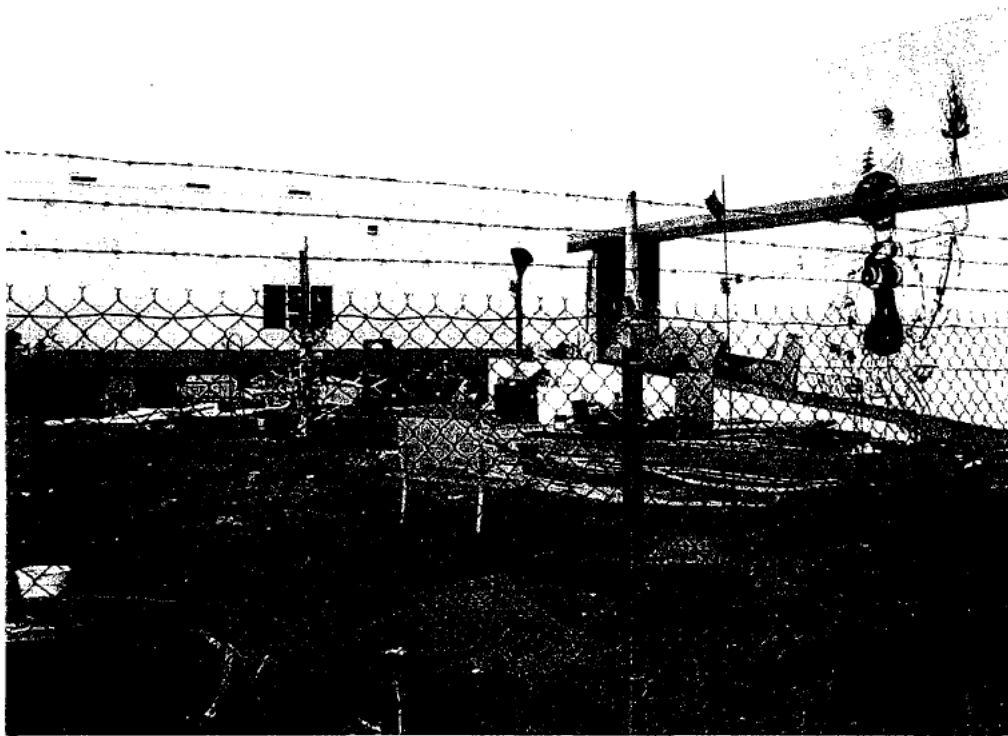


PHOTO 7: Back storage yard of Delia Inc., an artist studio, located to the south of the subject property.

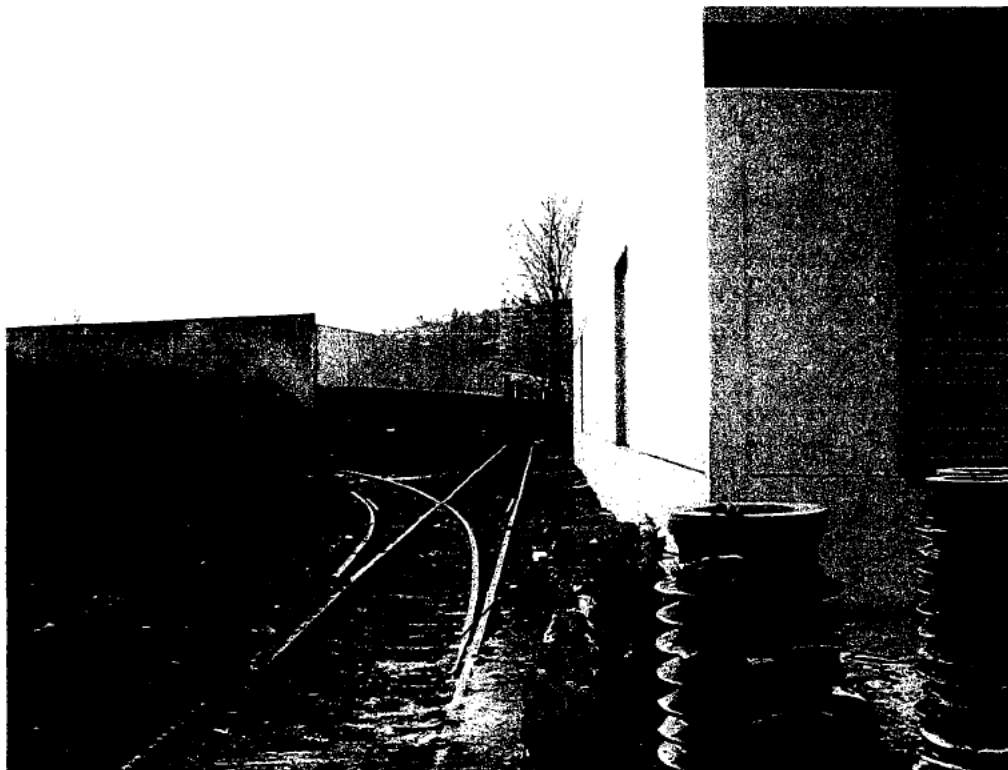


PHOTO 8: Railroad spur located to the east of the subject property looking south toward Delia Inc.

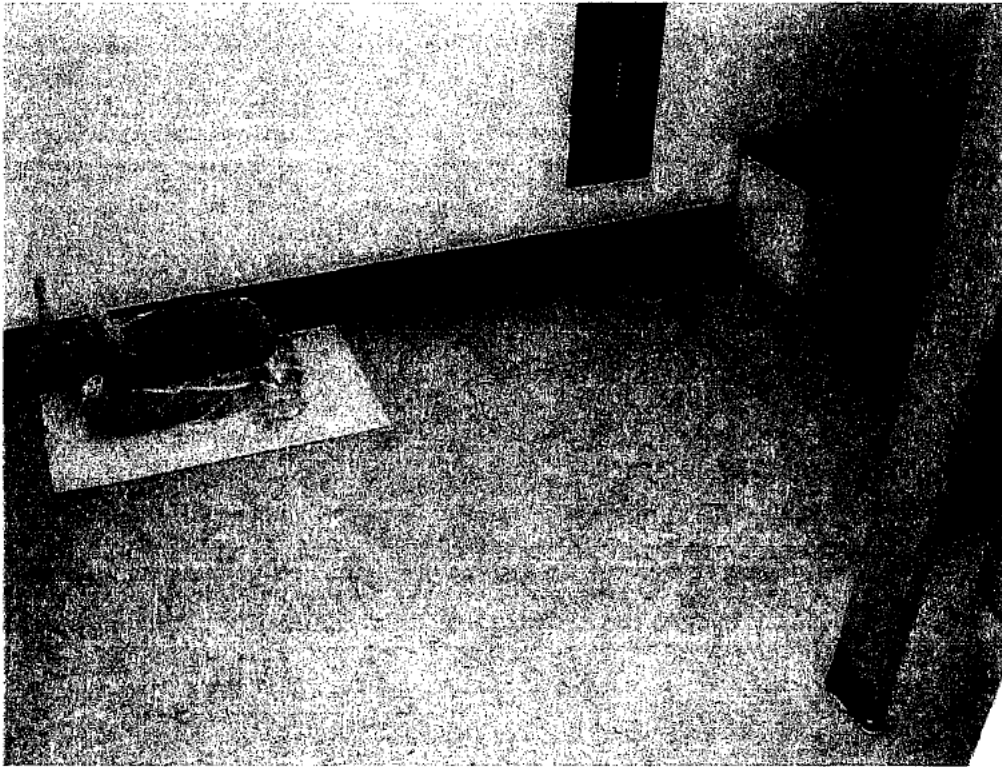


PHOTO 9: Floor tile in the women's bathroom of the office area.

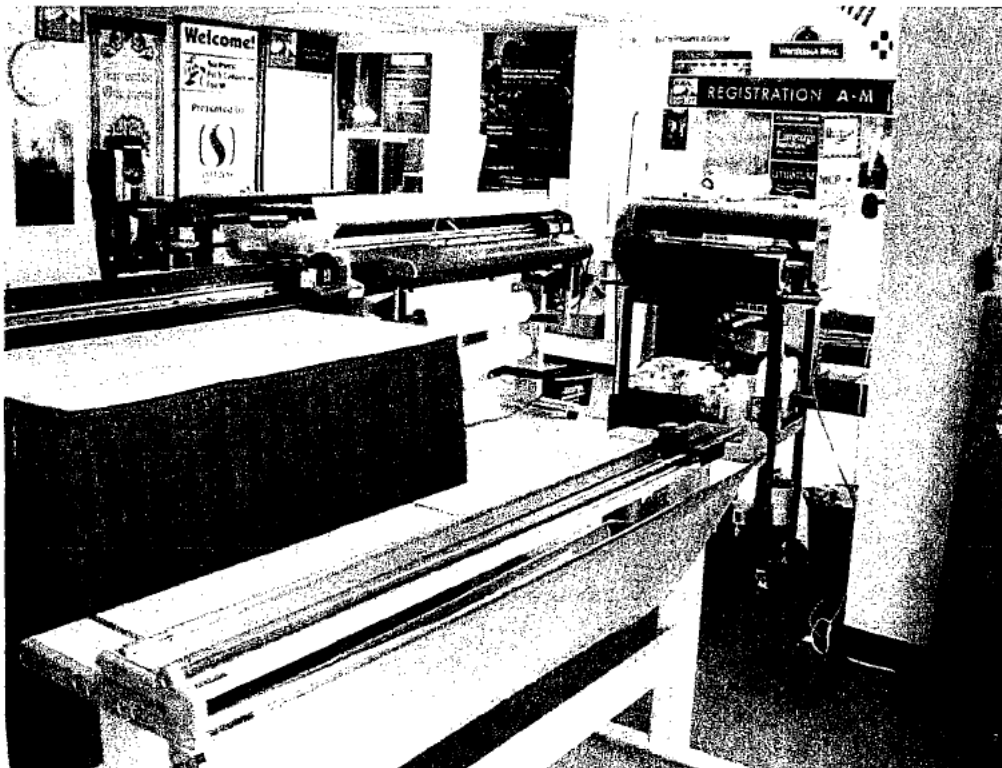


PHOTO 10: Office work area showing dropped acoustic ceiling tiles, fluorescent lights and carpeting.

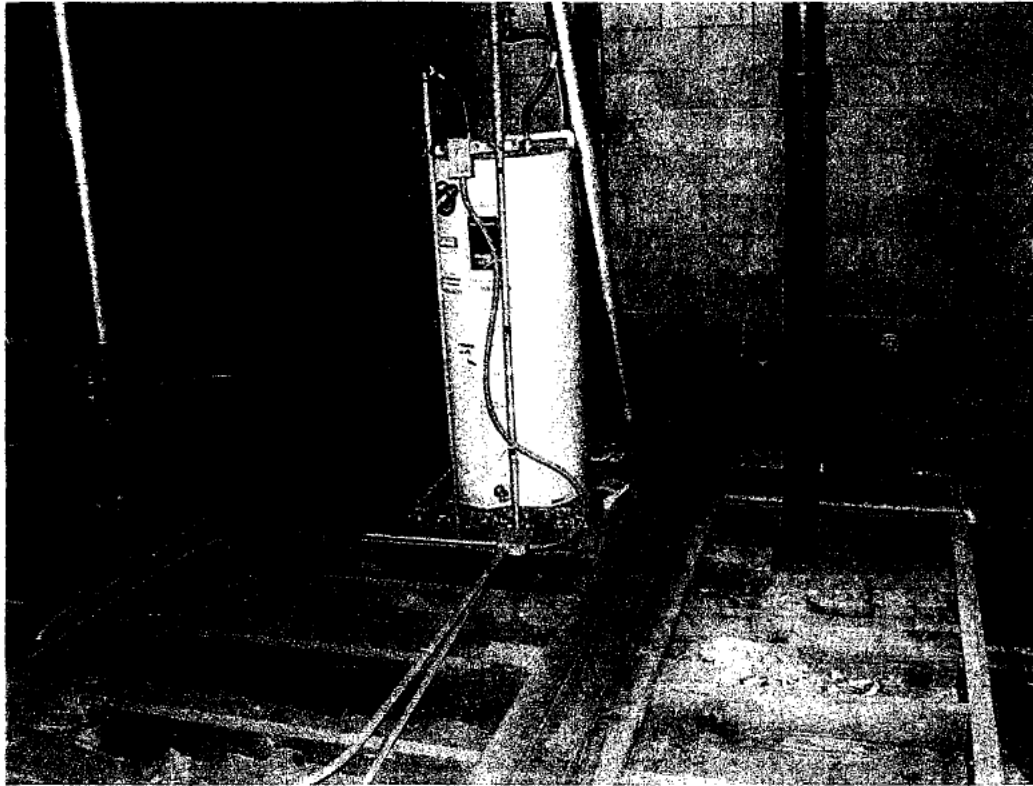


PHOTO 11: Upper portion in warehouse utilized as storage, showing fiberglass insulation, concrete block wall.

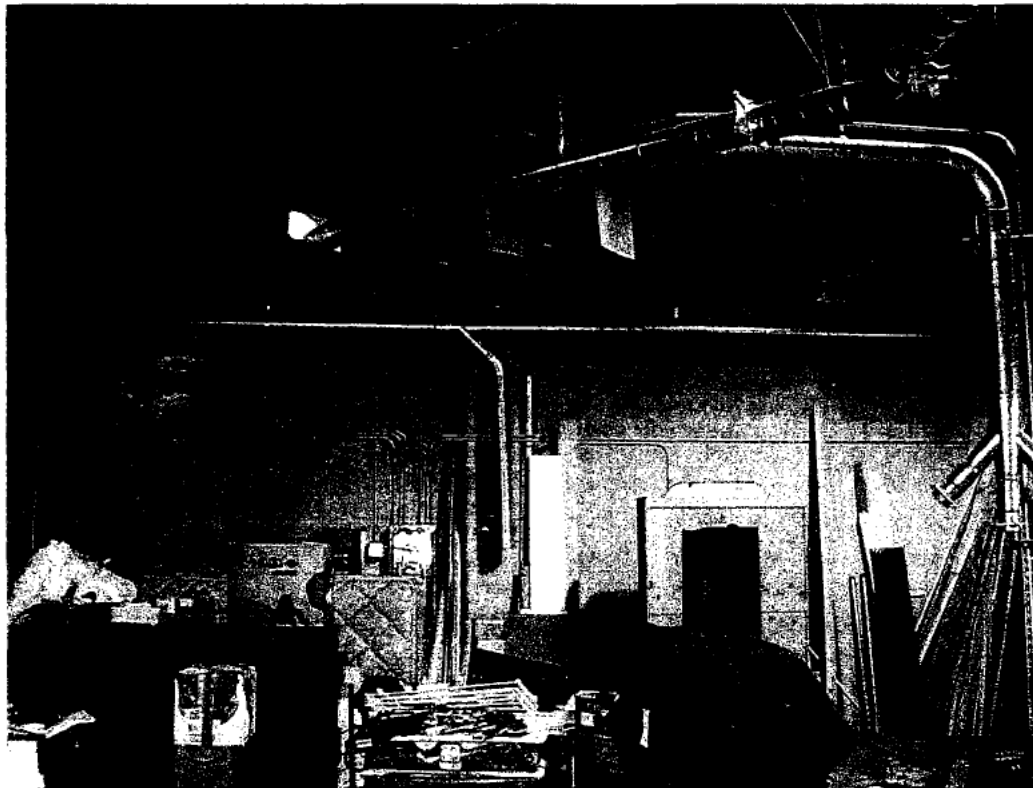


PHOTO 12: Northwest corner of warehouse, formerly used by a woodworking business.

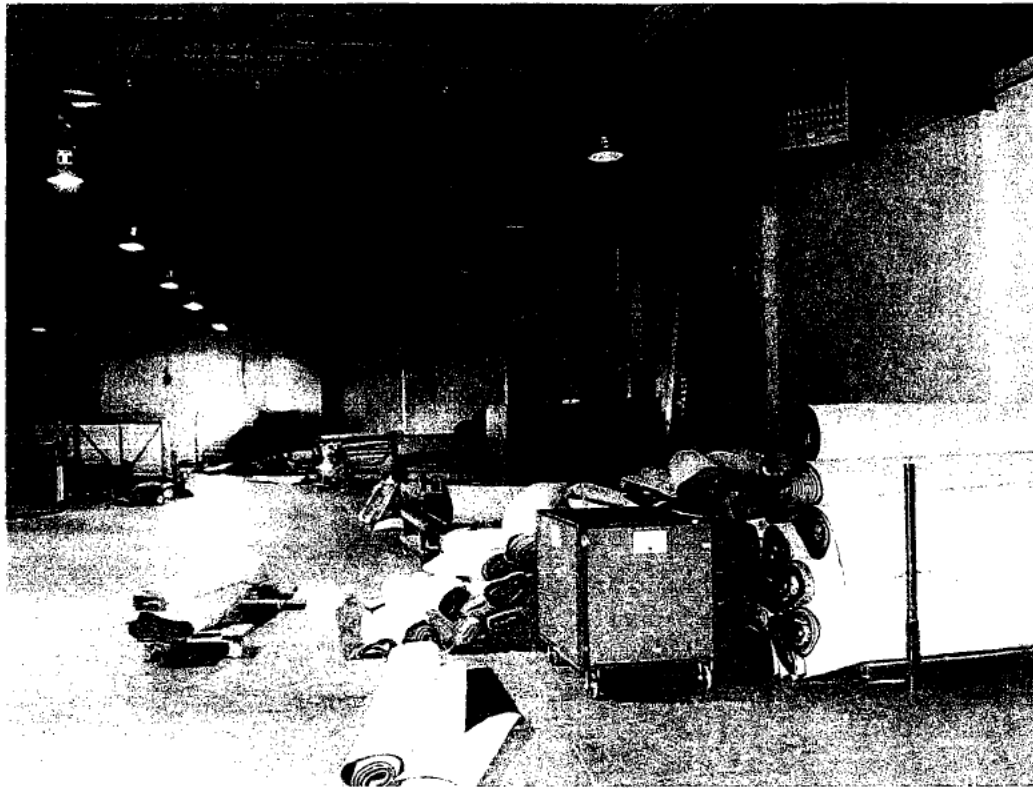


PHOTO 13: Warehouse area looking north showing storage of carpet on east side of structure.

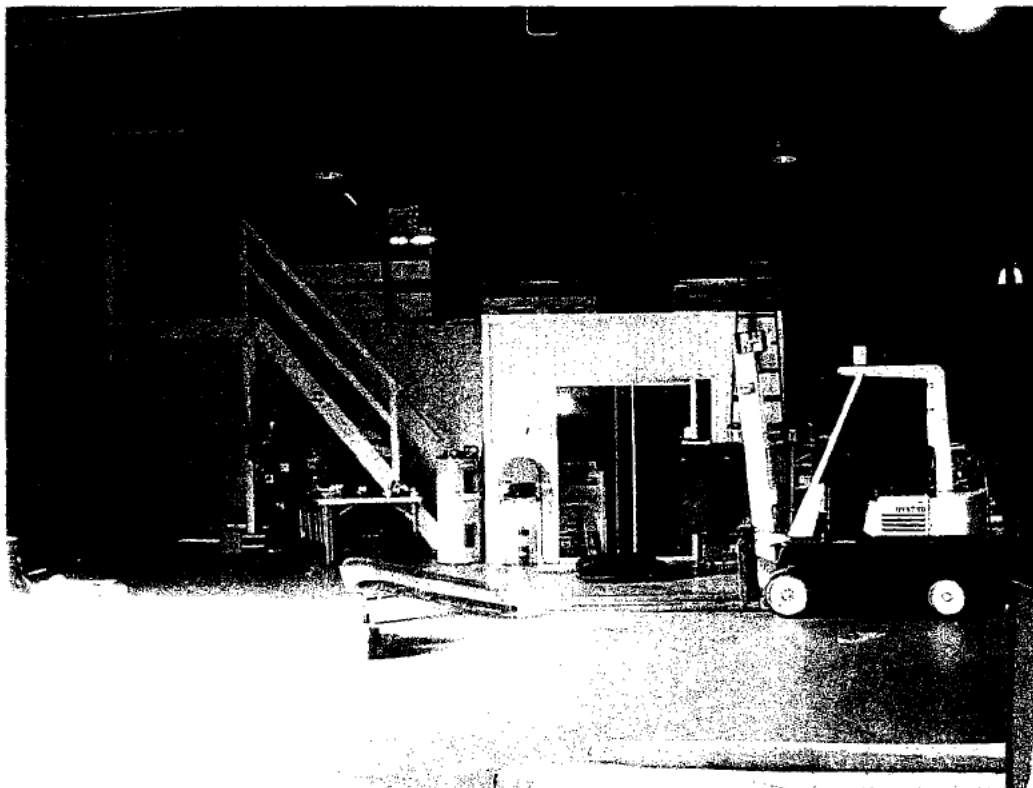


PHOTO 14: Upper storage area located in southwest corner of warehouse.

DOCUMENTATION

Glossary

References

Questionnaire Completed by Property Owner Representative

Field Checklist

Resumes

Glossary

Adjoining Properties- Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with the subject property but for a street, road, or other public thoroughfare separating them.

All Appropriate Inquiry (AAI)- Previously an undefined requirement to establish the “innocent landowner defense” under CERCLA, AAI was defined by the US EPA as mandated by the federal Brownfield law passed in 2004. AAI rules are the federal standard for conducting Phase One Environmental Site Assessments, and extend protections to also include “contiguous property owners” and “bonafide prospective purchasers”. Finalized in November 2005, implementation by November 2006; either the ASTM Method 1527-00 or 1527-05 are approved by the EPA.

Approximate Minimum Search Distance- The area for which records must be obtained and reviewed pursuant to Section 7 of ASTM Standard Practice E 1527-00 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest property boundary.

CERCLA- The Comprehensive Environmental Response, Compensation And Liability Act, as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 *et seq.*

Contaminated Aquifer Policy- Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated, and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (e.g. an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to onsite occupants.

De minimis condition- Condition that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

Hazardous Substance- A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC 6901 *et seq.*) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15.”

Note: The term *hazardous substances*, as it is used in this report, is used to describe both *hazardous substances* and *petroleum products*.

Historical recognized environmental condition- An environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered an historical recognized environmental condition.

Innocent Purchaser Landowner Defense- A defense to CERCLA liability provided in 42 USC 9601 (35) and 9607(b)(3). One of the requirements of this defense is that the parties make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice". There are additional requirements to this defense.

Petroleum Products- Products included within the meaning of the terms within the *petroleum exclusion* to CERCLA, 42 USC 9601 (14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed under Subparagraphs (A) through (F) of 42 USC 9601 (14), natural gas natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and synthetic gas). {The word "fraction" refers to certain distillates of crude oil including gasoline, kerosene, diesel oil, jet fuels, and fuel oil pursuant to *Standard Definitions of Petroleum Statistics, American Petroleum Institute, Fourth Edition, 1988*}.

Practically Reviewable- Information that is practically reviewable means that information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data. The form of the data shall be such that the user can review the records for a limited geographical area.

Recognized Environmental Condition- The presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws.

Subject Property- The real property that is the subject of this environmental site assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

References

REFERENCES

Madin, I. P., 1989, Earthquake Hazard Geology Maps of the Portland Area, Oregon, Department of Oregon Geology and Mineral Industries, Open File Report No. 0-90-2, 21 p.

Thomas Brothers Maps, Portland Metro Area Street Guide and ZIP Code Directory, 2000 Edition.

Trimble, D. E., 1963, Geology of Portland, Oregon and Adjacent Areas, United States Geological Survey, Bulletin 1119, 119 p.

United States Geological Survey (USGS), 1990, Topographic map of the 7.5-minute Quadrangle of Portland, Oregon.

Questionnaire Completed by Property Owner Representative



Please complete and return
by fax to 503-248-0223

ENVIRONMENTAL QUESTIONNAIRE

The following questionnaire will help PBS in conducting a more thorough investigation during our Phase One Environmental Site Assessment. Please answer the following questions to the best of your ability, initial at the bottom of each page, and return via mail or FAX if possible. Where appropriate, please include copies of citations, permits, maps, etc. If necessary, please use the space provided on page 5 to further explain "Yes" responses or include additional information needed to clarify answers (please reference question number).

1. **Property Ownership;** Are you the legal owner of the subject property ("property")?

- ☐ Yes Approximate Years owned? _____ Previous Owners Name? _____
☒ No ☐ Legal Owner LONGVIEW CITY LAUNDRY Owner contact phone 503-694-2671

Please provide a description of the past and current use of the property to the best of your knowledge.

LANDFILL, TRUCKING COMPANY, WAREHOUSE

2. **Present or Past Industrial Use;** Is the property or adjoining properties in industrial use? Any known past uses?

- ☐ No ☐ Yes ☐ Property (specify) UNKNOWN ☐ Adjoining property (specify) UNKNOWN

3. **Other Property Uses;** Is the property or adjoining properties in gasoline station, automotive repair, commercial printing, dry cleaners, photo developing laboratory, junkyard, landfill or waste treatment, storage, disposal, processing or recycling facility use? Any known past uses?

- ☒ No ☐ Yes ☐ Property (specify) PAST UNKNOWN ☒ Adjoining property (specify) RECYCLING

4. **Hazardous Material Storage;** Is the property or adjoining properties presently being used to store damaged or discarded automotive or industrial batteries, pesticides, paints, or other hazardous chemicals in industrial drums (e.g. 55-gallon or 208 liter capacity) or sacks? Any known past storage of these materials?

- ☒ No ☐ Yes ☐ Property (specify) _____ ☐ Adjoining property (specify) _____

5. **Fill Dirt;** To the best of your knowledge, has fill dirt been brought onto the property that originated from a known contaminated site or from an unknown location/origin?

- ☒ No ☐ Yes ☐ Property (specify) _____ ☐ Adjoining property (specify) _____

Initials: _____
PBS Project # 18360.000
Page 2

6. **Pits, Ponds, Lagoons or Depressions;** Are there currently, or have there been previously, any pits, ponds, lagoons or depressions located on the property and used with any kind of waste treatment or waste disposal? ?

☐ No ☐ Yes ☐ Property (specify) _____ ☐ Adjoining property (specify) _____

7. **Stained Soil(s);** Are there currently, or have there been previously, any stained soils on the property or adjoining properties (other than typical automotive engine oil residue)?

☐ No ☒ Yes ☐ Property (specify) OIL FROM ADJOINING PROPERTY ☒ Adjoining property (specify) OIL

8. **Storage Tanks;** Are there currently any registered or unregistered storage tanks (above or underground) located on the property or adjoining properties? Any past storage tank use on the site to the best of your knowledge? ?

☐ No ☐ Yes ☐ Property (specify) _____ ☐ Adjoining property (specify) _____

9. **Vent/Fill Pipes and Access Ways;** Are there presently any vent pipes, fill pipes or access ways protruding from the ground on the property or adjacent to any structure located on the property? Any removed vent or fill pipes?

☐ No ☐ Yes ☐ Property (specify) _____ ☐ Adjoining property (specify) _____

10. **Stained Flooring, Drains, Walls or Foul Odors;** Are there any flooring, floor drains, catch basins or walls located on the property or within the facilities that are stained by substances other than water? Any emitting foul odors? Do you recall any past staining of these structures or associated foul odors?

☒ No ☐ Yes ☐ Property (specify) _____ ☒ Adjoining property (specify) ADJOINING PROPERTY CHEMICALS FROM RECYCLING ODORS

11. **Wastewater;** Is wastewater (other than storm water) presently discharged on, or adjacent to the property, or is the property served by an on-site septic system (e.g. septic tank or cesspool)?

☒ No ☐ Yes ☐ Property (specify) _____ ☐ Adjoining property (specify) _____ ?

12. **Dumping of Waste;** Have any hazardous substances or petroleum products, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property? Any past disposal on the property or adjoining properties?

☒ No ☐ Yes ☐ Property (specify) _____ ☐ Adjoining property (specify) _____ ?

13. **PCB Containing Equipment;** Are there electrical transformers, capacitors or any other oil-filled equipment known to contain PCBs on the property? Any past uses of PCB-containing oil on the site or adjoining sites?

☒ No ☐ Yes ☐ Property (specify) _____ ☒ Adjoining property (specify) POSSIBLE

2737 NW Nela Street
Portland, Oregon 97210
Metropolitan Presort
February 9, 2006

14. **Use of Petroleum Products;** Are there any hazardous substances or petroleum products on the property or associated with any facility located on the property? Any past uses? If yes, please clarify

☒ No ☐ Yes ☐ Specify _____

15. **Water Well Use;** Is the property served by a private well or non-public water system? If so, have contaminants been identified in the well or system that exceed state or federal guidelines or has the well been designated as 'contaminated' by any government environmental/health agency?

☒ No ☐ Yes ☐ Specify _____

16. **Liens and/or Property Use Restrictions;** Do you have any knowledge of environmental liens or activity/use limitations, such as deed restrictions, associated with the property?

☐ No ☒ Yes ☐ Specify CAP ON GROUNDWATER, EASEMENT FOR MONITORING WELL

17. **Devaluing of the Property;** Has the property value or purchase price been devalued (lowered), relative to comparable properties, as a result of environmental conditions at the property or surrounding properties?

☒ No ☐ Yes ☐ Property (specify) _____ ☐ Surrounding property (specify) _____

18. **Environmental Violations;** Do you have any knowledge of past or recurrent violations of environmental laws with respect to the property or any facility located on the property resulting in governmental notification?

☐ No ☒ Yes ☐ Specify _____

19. **Past Environmental Assessments;** Have any past environmental site assessments of the property/facility indicated the presence of hazardous substances or petroleum products or subsurface contamination? If so, was further environmental assessment of the property performed and/or recommended?

☐ No ☐ Yes ☐ Specify UNKNOWN

20. **Proceedings Related to Release of Hazardous Substances;** Do you have any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the property?

☐ No ☒ Yes ☐ Specify DEBATE WITH EPA REGARDING CHEMICALS IN ONE MONITORING WELL CLOSEST TO NEIGHBOR COMPANY'S RECYCLING PROCESS

Initials: _____
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Page 4

21. Please indicate below if you can provide, or are aware of any of the following pertaining to the property:

- ☐ Prior environmental site assessment reports, including asbestos survey or abatement reports
- ☒ Environmental audit reports *ALREADY PROVIDED*
- ☐ Environmental permits (e.g. solid waste disposal, hazardous waste or wastewater permits, NPDES permits)
- ☐ State or federal registrations for above or underground storage tanks
- ☐ Community right-to-know plan
- ☐ Safety plans, preparedness and prevention plans, spill prevention plans, etc.
- ☐ Hydrogeologic reports
- ☐ Notices/correspondence from governmental agencies (past or current violations of environmental laws)
- ☐ Hazardous waste generator reports
- ☐ Geotechnical studies

Additional comments relating to #21 (above) here:

For any questions that were answered "Yes", or which otherwise require additional explanation, please provide question number(s) and details here:

The undersigned represents that to the best of his/her knowledge the responses, statements and facts given in this questionnaire are true and correct and no material facts have been suppressed or misstated.

MARVIN JOHNSON
Name (Please Print)

PACIFIC EXPO
Company (Representing)

[Signature]
Signature

2/16/06
Date

LESSEE WITH PURCHASE OPTION
Relationship with the Property

Field Checklist

PHASE ONE FIELD CHECKLIST - page 1

Project No.: 18360.000

Date: 2/16/04

Completed By: C. Anita Byers-Lin

Site Name: _____ Site Address: 2737 NW Nela St.

Site Contact/Title: _____

Tenant(s): Pacific Exposition Decorating Co.

Site Description: physical display for Trade shows: booth, curtains, carpet
2002 chairs etc.

Past usage: former woodworking shop

Past owner: _____

Building Type: comm'l warehouse

Date of Construction: 1964 Major Renovations: _____ Lot size: _____

Elevator? no Hydraulic? _____ Escalator? no Hydraulic? _____

Frame: concrete block Foundation: concrete pad.

Walls: sheetrock Ceilings: sheetrock + drop-panels tile

Floors: concrete / carpet / tile Roof: _____

Heating System: _____

Fluorescent lights? throughout office area

Natural Gas: ✓ Provider: NW NAT.

Electric: ✓ Provider: _____

Water: ✓ Provider: _____

Sewer: ✓ Provider: } city of pm

Storm: ✓ Provider: _____

Sampling: Asbestos? _____ Description: _____

Location: _____

Lead? _____ Description: _____

Location: _____

Other? _____ Description: _____

Location: _____

Adjacent Properties:

North: Merallion Industrial

South: Pelco / Tri-met

East: unoccupied

West: multiple tenants (2800)

Choi & Kwa Transport

Site Features:

Nearest Body of Water:

Will. River

Topography/slope:

Flat

Wetlands, ponds, lakes:

NO

Rivers, streams, creeks:

NO

Wildlife, livestock:

NO

Discolored/disturbed soils:

Yes — pavement (NE) corner

Mounding or piles of soil:

NO

Depressions:

NO

Stressed vegetation:

Yes — Nudelmann

Discolored water:

NO

Solid waste:

Yes (E) — Nudelmann

Landfills:

NO

Railroad spurs:

Yes (N) + (E)

Trails, dead end roads:

Yes — NW Nudelmann

Stored chemicals, hazmats:

black latex paint ~ 1 1-gal + 1 5-gal.

Drums, containers:

SS-6 Drum (NE) corner — from purging

Lagoons, surface impoundments:

NO

of mon. wells.

Repair, maintenance activities:

—

Unusual odors:

NO

Floor drains:

odor/ sheen/ staining — NO NE observed.

Catch basins, sumps: NO

odor/ sheen/ staining — NO

Dry wells:

NO

Oil-water separators:

NO

Water wells:

NO

Septic tanks:

None observed — NOTED on permit.

Monitoring wells:

3 — 2 (N) 1 (E)

Boreholes:

possibly — SW corner.

Buried utilities:

NO

PHASE ONE FIELD CHECKLIST - page 3

USTs or ASTs: NO

vents: ↓

fill pipes: ↓

Pits or foundations: NO

Transformers: Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

Onsite interviews:

Name: _____

Information: _____

Areas not accessed/Why: _____

Notes:

Sharon
Pheasant

Resumes



DULCY A. BERRI, RG, LG, LHG

PROJECT PRINCIPAL/SENIOR HYDROGEOLOGIST

Education

Oregon Graduate Institute, 1989, Contaminant Hydrology
Portland State University, M.S., 1982, Geology
University of Oregon, B.S., 1979, Geology

Accreditation

2004, WDOE UST Site Assessor
2001, Registered Professional Geologist/Hydrogeologist No. 157, WA
2000, DEQ Heating Oil Tank Supervisor No. 18710
1994, Registered Professional Geologist No. 846, Idaho
1991, DEQ UST Soil Cleanup Supervisor No. 12780
1990, Registered Geologist No. 1167, Oregon
1991, 8-Hour Hazardous Waste Site Supervisor
1990, 40-Hour Hazardous Materials Handling and Response

Dulcy Berri is a senior hydrogeologist with over 15 years experience performing studies throughout the Northwest. She has managed complex site assessment and remediation projects for major oil company properties, the Oregon Department of Corrections, the Port of Portland, and many private commercial and industrial clients. Her experiences routinely involve complex risk analysis, cost estimating, public relations and regulatory agency interactions. She has been contract manager for PBS's environmental services contract with the Portland Development Commission, and for our contract with Multnomah County, for the past three years.

Dulcy's technical experience includes managing complex due diligence issues; aquifer testing, design, installation and testing of groundwater monitoring and water supply wells; feasibility testing, design, construction and operation of soil and groundwater remediation systems; successful agency closure on numerous cleanup projects, including institutional controls, Risk-Based Cleanups, Prospective Purchaser Agreements, Voluntary Cleanup and Independent Cleanup programs.

Highlights of Project Experience

- Project Manager, PDC, Phase Two subsurface assessment of PSU Carpool Parking Lot, included evaluation of potential environmental costs to be encountered by site redevelopment with subsurface parking structure.
- Contract Manager, US Corps of Engineers subcontractor performing Soil Survey at Camp Bonneville, former Army weapons range in SW Washington; Sampling and Analysis and Health and Safety Plans approved by EPA and Washington DOE, UXO subcontractor.
- Project Manager, boatworks site on the Columbia River; contaminated sediments study, in DEQ VCP Program (ongoing).
- Project Manager, Glenbrook Nickel Company sites in Oregon (Riddle and Coos Bay) undergoing closure of operations; DEQ NFA achieved at Riddle smelter site, currently working with DEQ VCP on upland and sediments at Coos Bay site.
- Project Manager, Linfield College LUST site; groundwater monitoring wells and compliance monitoring following remediation work, negotiated with DEQ for deed restriction on a portion of the site where gasoline constituents were elevated but could not be reasonably remediated; received DEQ NFA.
- Project Manager, Agripac, Inc.; Managed delineation of hydrogeology and contaminant plumes via monitoring well networks, several large-acreage sites; achieved DEQ ICP closure.
- Project Manager/Hydrogeologist, Former Dry Cleaners site, Hillsboro, Oregon. Soil and groundwater studies of PCE, TCE and degradation products; discovered pocket of Stoddard solvent contamination; angle-borings under the building, evaluating *Vapor Intrusion into Buildings* risk pathway; DEQ Independent Cleanup Pathway Program; NFA expected January 2004.
- Project Geologist, Oregon Department of Corrections facilities in Salem and Pendleton, Oregon. Reviewed Preliminary Assessment findings; conducted expanded Pas under Consent Order.
- Project Manager/Senior Hydrogeologist, ARCO Products Company and Unocal CERT Group, managed over 30 Pacific Northwest sites.





Key Personnel

CLAUDIA A. BYES-LUND PROJECT SCIENTIST

Accreditation	2000	AHERA Asbestos Inspector (Current)
	2001	Microsoft Word Level II/III
Continuing Education	2001	Environmental Science: Bio Perspectives (Fall 2001)
	2002	Hazardous Waste Basics/Managing Common Wastes (June 2002)

Claudia Byes-Lund is a key member of PBS's Portland environmental site assessment group. She has extensive historical knowledge of the downtown office and industrial core area, and is a resource for locating sources of information at city and county agencies. She manages site assessment projects throughout the Metro area, from vacant farmland to Northwest Portland industrial properties, including Phase One Environmental Site Assessments, Updates and Transaction Screens.

Claudia routinely performs additional site assessment services such as visual asbestos surveys, or asbestos, lead-based paint or radon sampling surveys. She maintains current AHERA Asbestos Inspector certification, as well as first aid/CPR.

Claudia is further engaged in proposal writing, new project administration duties and site assessment workload assignments.

Representative Projects

- Dalton Company -Phase I Site Assessment, Hillsboro
- Norris & Stevens -Phase I Site Assessment Update, Tigard
- M & T Real Estate - Phase I Site Assessments and Updates, Portland Metro area
- Multnomah County Facilities -Phase I Site Assessments, Asbestos/Lead Surveys
- BMKT Management Ltd - Phase I Site Assessment
- Dennis Uniform Manufacturing - Phase I Site Assessment
- Oregon Health Science University Foundation - Various Phase I Site Assessments
- Howard S. Wright Construction - Phase I Site Assessment, Asbestos Sampling, Clackamas
- Wells Fargo Bank - Phase I Site Assessment, Beaverton
- Housing Development Center - Phase I Site Assessment
- Park Block Foundation - Phase I Site Assessment Update
- Brandt Development Corporation - Phase I Site Assessment, Asbestos Survey, NW Portland
- WasteXpress - Phase I Site Assessment, NE Portland
- Washington Mutual Bank - Phase I Site Assessment, Asbestos/Lead Paint Surveys
- Columbia Credit Union - Several Transaction Screens, Vancouver, WA
- Right-of-Way Assoc. Inc. - Various Phase I Site Assessments, N. Portland
- Schoen Enterprises LLC - Phase I Site Assessment, Gresham
- Performance Contracting Group - Phase I Site Assessment, Tigard
- Albina Community Bank - Various Phase I Site Assessments
- CAPROC - Phase I Update, Milwaukie
- Vancouver Housing Authority - Various Phase I Site Assessments/Update/T-Screens, Vancouver
- GSI Northwest Inc. - Phase I Site Assessment, Hillsboro
- Columbia Community Bank - Phase I Site Assessments, Washington County area
- Performance Contracting Group - Phase I Site Assessment, NE Portland
- HOST Development Inc. - Phase I Site Assessment, N. Portland
- Barry Menashe Realtors - Phase I Site Assessment, NW Portland
- Leif Hansen, Leif's Auto Collision Center - Environmental Site Assessment, NE Portland
- Portland Development Commission - Phase 1 Site Assessment, NW Portland
- Lindley C. Morton, Green Gables Inc. - Phase 1 Site Assessment, NW Portland





Key Personnel

MICHAEL GOLDEN
STAFF SCIENTIST

Education Central Connecticut State University, B.S., 2000, Environmental Science

Accreditation 2000, Hazardous Waste Operation and Emergency Response
2004, DOT/IATA General Awareness Training
2004, Oregon DEQ UST Soil Matrix Supervisor No. 25413
2005, Oregon DEQ Heating Oil Tank Supervisor No. 26092
2005, First Aid and CPR

Mr. Golden's background brings a combination of environmental science education and field experience to PBS, and provides a base of knowledge well suited to environmental work. His career history includes both fieldwork and report preparation with environmental consulting firms serving multiple clients in Oregon, Washington, Connecticut, and Massachusetts.

Michael has been involved in Phase One Environmental Site Assessments that evaluated the potential for hazardous substance contamination at a variety of commercial and industrial properties. He has conducted subsurface investigations at various sites that included site investigations and remediation activities. In addition Michael has extensive experience at commercial petroleum retail stations, including oversight of tank decommissioning, installation of monitoring wells, conducting soil investigations, and performing routine operations and maintenance on dual phase extractions systems

Representative Projects:

- Fleet Bank – Phase One Environmental Site Assessments, Phase Two Soil and Groundwater Investigations.
- Bank North Group, Inc. – Phase One Environmental Site Assessments, Phase Two Soil and Groundwater Investigations.
- First Union Bank – Phase One Environmental Site Assessments, Phase Two Soil and Groundwater Investigations.
- Citizens Bank – Phase One Environmental Site Assessments, Phase Two Soil and Groundwater Investigations.
- US Trust – Phase One Environmental Site Assessments, Phase Two Soil and Groundwater Investigations.
- Cumberland Farms – Soil and Groundwater Investigations. Gasoline Station Site Inspections and Remediation. Data Analysis, and Report Preparation.
- Zurich Financial Services – Residential Heating Oil Tank Pulls, Sampling, Excavations, Data Analysis, and Report Preparation.
- ChevronTexaco – Soil and groundwater investigations, data analysis, and report preparation.



APPENDIX A

PBS Proposal/Contract to Provide a Phase One Environmental Site Assessment



PORTLAND
SEATTLE
VANCOUVER
EUGENE
BEND
TRI-CITIES

February 8, 2006

Metro Presort
C/o Mr. Richard Barton

Via E-mail Only: Richard@metropresort.com

**PROPOSAL TO PROVIDE A PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
2737 NW NELA
PORTLAND, OREGON**

Dear Mr. Barton:

We are pleased to submit this proposal to provide Phase One Environmental Site Assessment services for the above-referenced property. This proposal also includes a scope of work to perform visual asbestos and lead-based-paint screens.

PROJECT APPROACH:

The purpose of the Phase One Environmental Site Assessment is to identify environmental concerns which may present a potential liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and which may require further investigation.

The scope of work for this project includes a review of applicable Federal and State databases, a review of readily available records to document the past and current uses of the subject property and adjoining properties, interviews with persons with knowledge of the site, a site reconnaissance, and a final report summarizing our findings and conclusions.

The scope of work meets requirements of the U.S. EPA's All Appropriate Inquiries (AAI) Rule, effective November 2005, to establish protection from CERCLA liability for innocent landowners, bona fide prospective purchasers and contiguous property owners. The work will be performed in accordance with ASTM Standard 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Often building-related environmental conditions contribute to "business environmental risks", apart from CERCLA liability, such as mold, radon, wetlands, etc. Please note on the attached Proposal Checklist if you would like PBS to incorporate additional items that are not included in this proposal, and we will contact you to discuss scope and fee.

6412 SW Corbett
Portland, OR 97237
503.248.1939 main
503.248.0223 fax
888.248.1939 toll free

ENGINEERING AND ENVIRONMENTAL

www.pbsehv.com

Metro Presort
Re: 2737 NW Nela, Portland, OR
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SCOPE OF SERVICES:

PBS will provide the following specific scope of services for the property:

1. **INITIAL MEETING:** Meet or talk with the property owner or other key personnel to further discuss the project and to obtain any information that may be relevant to the site or adjoining land. Interviews with past owners, occupants and operators of the site will also be conducted. An environmental questionnaire will be submitted to the current owner for completion, as well as other persons identified as having specific knowledge of the site. It is understood that the client will provide all known environmental information, including former site use, hazardous wastes, and contact information, etc.
2. **AGENCY FILE CHECK:** Using a commercial database search provider, obtain a search of regulatory agency listings per ASTM 1527-00 and AAI requirements to identify known hazardous substance violations, contaminant discharges and other environmental problems for varying distances based upon their relative potential impact to the subject property.

In the event file review requires travel more than 30 miles from our nearest branch office, a travel time and mileage charge would be assessed.

3. **GEOLOGIC RESEARCH:** Review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
4. **HISTORICAL REVIEW:** Review aerial photographs of the site and adjacent property to assess previous site conditions and operations (if available). Other historical information that may be reviewed includes Sanborn fire maps, city directories, building permits, or property title information (if provided by the client) to determine history of usage. A review of the chain-of-title documents may be recommended if a significant data gap is identified, resulting in an additional fee. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to its earliest developed use, whichever is earlier.
5. **PHYSICAL INSPECTION:** An Environmental Professional will conduct one site visit, during which the property and any structures will be visually inspected for potentially hazardous materials, existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions on the subject property and the adjoining properties will be recorded. Interviews with on-site personnel, tenants or other persons familiar with the history of the area will be conducted.
6. **VISUAL ASBESTOS AND LEAD-BASED PAINT SCREENS:** Based on the reported construction date of the building, there is the potential for asbestos-containing materials (ACM) and lead-based paint to be present. PBS will perform a visual survey to assess the presence/condition of suspect friable and non-friable ACM in accessible areas. PBS will

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perform a visual survey to assess the condition and extent of potential lead-based paint on surfaces in accessible areas. No samples will be collected.

7. **REPORT:** A final report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of site, CAD vicinity plan, conditions encountered, and documentation of resources including regulatory and historic records reviewed and conclusions. If appropriate, recommendations will be included unless PBS is directed otherwise by the client.

LIMITATION OF SCOPE:

The purpose of this phase of the work is to determine if more in-depth studies are to be developed. Observations will be made based on the best available information by trained professionals. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the client's performance of "due diligence" concerning the purchase of real estate. Unless otherwise specified, the scope of work does not include a review/opinion of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties.

Limited Asbestos and Lead-based Paint Screens of major building systems are intended for screening purposes only, in the context of a real estate transaction. The surveys are not intended to identify most or all potential hazardous materials in a building, are not designed to meet AHERA, OSHA, HUD or other guidelines for assessment of these materials in buildings, nor to serve as abatement, renovation or demolition specifications. If our screening-level survey indicates the presence of hazardous materials, recommendations will be made for a comprehensive building survey.

Unless otherwise specified in this proposal, the scope of work for the project does not address the following items: hazardous materials audit, environmental permit compliance (unless directly related to potential CERCLA liability); indoor air quality, mold or radon; wetlands and other land use issues, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the site which is needed to determine site contamination with scientific certainty.

PBS will utilize a commercial database search provider in the conduct of this project. Their report is subject to the limitations, constraints, inaccuracies and incompleteness of government information and of computer mapping data and conventions.

The findings and conclusions of this report are not scientific certainties but, rather, probabilities based on professional judgement concerning the significance of the data gathered during the course of the Environmental Site Assessment. PBS is not able to represent that the subject property or adjoining land contains no hazardous waste, oil or other latent condition beyond that detected or observed by PBS during the ESA. The possibility always exists for contaminants to

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migrate undetected through surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

FEES:

Phase One Environmental Site Assessment (Flat Fee)\$
(Includes Visual Asbestos, Lead-Based Paint Surveys)

The subject property is assumed to consist of one legal parcel of land. If it is found that the property of interest consists of multiple parcels or a data gap is identified resulting in a need to review chain-of-title documents, an additional fee may be necessary and the completion date may be extended.

The cost of reproduction, disposable equipment, mileage and postage are included in the above flat fee. Two hardcopies of the final report will be provided; additional hardcopies can be provided at the rate of \$30.00/copy.

Additional Services

The following are not included in the above fee, and would be provided on a time and materials basis upon request:

- Providing a review hardcopy, or electronic draft via email or CD, of the report;
- Providing an electronic copy via email or CD of the final report;
- Providing a reliance letter to a third party or lender;
- Providing report revisions or amendments after the report is submitted, as a result of significant information not available to PBS during the project.

The indicated fee and the terms under which our services are provided will be in accordance with the attached General Terms and Conditions for Professional Services ("Terms and Conditions") dated 9/2005, which together with this proposal comprise the entire agreement between the parties. The Terms and Conditions may not be changed without the prior written consent of the parties.

The data and information contained in this document are proprietary, and shall not be duplicated, used or disclosed in whole or in part to other parties without PBS's permission.

SCHEDULE:

We anticipate that our services can be started immediately upon receipt of a signed copy of this proposal. The scope of work will be completed within two weeks of the start date. Please contact us if this schedule does not meet your requirements.

Metro Presort
Re: 2737 NW Nela, Portland, OR
February 8, 2006
Page 5

You may indicate acceptance of this Agreement by returning a signed copy of this proposal or a purchase order incorporating the terms of the Agreement. It is requested that you also complete the attached Proposal Checklist, which will assist PBS in completing this project for you.

A full, signed copy of the proposal and checklist can be faxed to my attention at (503) 248-0223.


We appreciate this opportunity to submit our proposal to you and look forward to your favorable consideration. Please contact us if you have any questions.

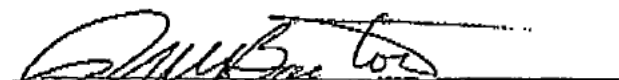
Sincerely,



Duley A. Berri, RG
Principal Hydrogeologist

ACCEPTED BY:


Name (Please Print)


Signature

Title

2-8-06
Date

Attachment: Proposal Checklist
General Terms and Conditions for Professional Services (9/2005)

P:\PROPOSAL\LETTER\Env - ESA Phase I\MetroPresortNWNela.feb06.doc



GENERAL TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

Attached to and part of our letter agreement to client outlining our specific scope of services:

The purpose of these General Terms and Conditions is to identify basic contractual obligations of PBS and Client for various professional consulting services, whereby PBS would be acting in the role of Consultant/Owner Representative for Client. Individual projects may require additional detailed descriptions of services to be provided as a supplement to this agreement.

1. **RIGHT OF ENTRY:** Unless otherwise agreed, the Client will furnish PBS right-of-entry on real property and be responsible for the propriety of the time, place, and manner of our entry upon the real property where we are to perform our services. PBS will take reasonable precautions to minimize damage to the real property from use of equipment, but have not included in the fee the cost of restoration, unless specifically included in our scope of work. If the Client desires PBS to restore the real property to its approximate former condition, we will accomplish this and add the cost plus 15 percent to our fee.
2. **BURIED UTILITIES:** PBS field personnel are trained to initiate field testing, drilling and/or sampling within a reasonable distance of each designated utility location. PBS field personnel will avoid hazards or utilities that are observed by them at the site. If PBS is advised in writing of the presence or potential presence of underground or overground obstructions, such as utilities, we will give special instructions to our field personnel. PBS is not responsible for any damage or loss due to undisclosed or unknown surface or subsurface conditions owned by client or third parties. The client will hold PBS and PBS subcontractors harmless from any loss resulting from inaccuracy of markings, of plans, or lack of plans, relating to the location of utilities. Note: Utility locates typically requires 2 full working days advance notice.
3. **WORKER'S COMPENSATION INSURANCE:** PBS will provide Worker's Compensation insurance (and/or Employer's Liability insurance) as required by state statutes.
4. **LIABILITY INSURANCE:** PBS carries comprehensive General Liability insurance which, subject to its terms and limits, may provide protection against liability arising out of bodily injury or property damage arising out of PBS operations. PBS makes no representations or warranties concerning the effect, applicability or scope of such insurance. Upon request in writing by Client to PBS, PBS will request its insurer to name Client as an additional insured on such policies and to issue certificates to Client to that effect. PBS makes no representations or warranties regarding any act by its insurer(s), and shall not be responsible for performing any act with respect to such insurance not specifically called for by this paragraph.
5. **PROFESSIONAL LIABILITY AND LIMITATION THEREOF:** This paragraph relates only to Professional Liability and not General Liability. In performing our professional services, we will use that standard of care and skill ordinarily recognized under similar circumstances by members of our profession in the state and region at the time the services are performed. No other warranty, either expressed or implied, is made in connection with our rendering of professional services.
6. **CONTRACTED WORK:** PBS, including its subconsultants, are retained hereunder for the limited purpose of performing certain environmental surveys, providing the results of such surveys to client, and making recommendations with respect to the data produced by the surveys. PBS is not responsible for the overall environmental status of Client's project, for the interpretation of the survey results by others, for any use of its reports by Client or others except as specifically set forth herein, or for any other matter not encompassed in the specific assignment given to PBS by Client. Any unauthorized use or distribution of PBS's work shall be at the Client and recipient's sole risk. If Client desires to release, or for PBS to provide, our report(s) to a third party not described above for that party's reliance, PBS will agree to such a release provided we receive written acceptance from such third party to be bound by acceptable terms and conditions similar to this agreement, in addition to a fee for extending our liability to a new party. The Client shall indemnify, defend and hold harmless PBS and its subconsultants from any claims, damages, costs, losses and expenses, including but not limited to attorney fees and costs on arbitration, trial or appeal arising out of unauthorized or third party use of PBS' reports.
7. **SAMPLES:** All samples will be discarded 30 days after submission of our final report unless other arrangements are made.
8. **PAYMENTS TO CONSULTANT:** Invoices will be submitted periodically for prior services. An account will become delinquent 30 days after date of billing. It is agreed that a late charge will be added to delinquent accounts at the rate of one-and-one-half percent (1-1/2%) for each thirty days delinquent (provided the rate of such late charge shall not exceed the maximum allowable by the laws of the state in which our office submitting the invoice is located).
9. **RATE SCHEDULE:** Fees for services are based on the number of hours expended on the project, including travel, by PBS personnel plus any reimbursable expenses. Our hourly rates will be billed as stated in our proposal or at our current hourly rates (available upon request).





10. REIMBURSABLE EXPENSES:

- A. Outside Services. Subcontracted services such as subconsultants, labor, and technical services will be invoiced at cost plus 15 percent. Examples of services that may be subcontracted include other professional disciplines, soil boring, well installation, heavy and specialty equipment operators, geophysical surveys, and computer programming.
- B. Supplies. Charges for items not ordinarily furnished by PBS such as expendable equipment, rental equipment, subsistence, travel expenses, tolls, special fees, reproduction, permits, licenses, priority mail fees, and long-distance and wireless telephone calls will be invoiced at cost plus 10%.
- C. Equipment. Certain PBS-owned equipment (for sampling, testing, personal protective equipment, vehicle mileage, photocopying, etc.) may be required to complete the project. These will be invoiced at our standard rates without markup (rates available upon request).
- D. Laboratory. PBS utilizes both in-house and outside laboratories for sample analysis. We maintain a list of standard rates for sample analyses commonly utilized in conjunction with our services (available upon request).

11. OTHER PROVISIONS: Neither party shall hold the other responsible for delay in performance caused by acts of God, strikes, lockouts, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

Waivers by either party of any provision, term, condition or covenant, shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party by providing written notice. This agreement supersedes any contract language which may be issued by client as a matter of standard purchasing protocol without regard to the unique nature of professional services.

An opinion of construction, remediation and restoration costs prepared by PBS represents our judgment as a professional. Since we have no control over the cost of labor and material, or over competitive bidding or market conditions, we do not guarantee the accuracy of our opinion as compared to contractor bids of actual cost to the Client.

It is understood and agreed by both parties that PBS, in performing professional services for the Client with respect to hazardous or microbial substances, will make recommendations to the Client but does not have the authority or responsibility to decide where disposal or treatment takes place, nor to designate how or by whom the hazardous or microbial substances are to be transported for disposal or treatment. It is understood that PBS is not the generator or site operator and does not own the hazardous waste discovered, handled or removed from the owner's property. Client agrees under advice from client's counsel to timely disclosure to appropriate public agencies as required by law; any information that may be necessary to prevent damage to human health, safety, or the environment. Client agrees that PBS and its consultants are not responsible for the creation of the condition(s) PBS is being asked to investigate and that it would be unfair for PBS to be exposed to claims of injury or damage as a result of the conditions. In addition, Client understands that it is possible that exploration and investigation may fail to reveal the presence, location or source of the condition(s) being investigated even when the condition(s) is assumed or expected to exist. Client understands that PBS's failure to discover and/or locate the condition(s) or the spread of the condition(s) through appropriate and mutually agreed upon techniques does not guarantee that the condition(s) does or does not exist. Client agrees that it would be unfair to hold PBS liable for creating the condition(s) or the spread of the condition(s) providing PBS meets a reasonable standard of care and/or as described by supplemental proposal. Accordingly, Client waives any resulting claims against PBS and its consultants, and agrees to defend, indemnify and hold harmless PBS and its consultants from any and all claims or liability for injury or loss arising from the creation of the original condition(s) or the unintentional exacerbation of the original condition(s) by PBS, the exacerbation of hazardous conditions by others, the discovery of any condition, location of any condition and/or allowing any condition to exist. Client also agrees to fairly compensate PBS and its consultants for any time spent and expenses incurred in the defense of any such claim.

PBS does not provide legal opinions, and recommends client seek legal counsel for advice on issues such as the appropriateness of a particular scope of work to minimize legal liability, potential cost recovery from responsible parties, and to assess the value of maintaining attorney/client privilege for work conducted under this agreement.

In the event there is a dispute between PBS and the Client concerning the performance of any provision in this agreement, the losing party shall pay the prevailing party reasonable attorney's fees and costs on trial or appeal. In addition, Client agrees to pay PBS for all employee time, costs, and witness costs incurred for collection activity.

This agreement can be terminated at any time by either party. If terminated prior to the completion of a scope of work, PBS shall be entitled to its portion of fees for any work performed in accordance with the above rate schedule.



APPENDIX B

Standard Environmental Records Search Report
Environmental FirstSearch

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

2737 NW NELA ST

PORTLAND OR 97210

Job Number: 18360.000

PREPARED FOR:

PBS Engineering and Environmental

4412 SW Corbett Avenue

Portland, OR 97239

02-09-06



Tel: (866) 664-9981

Fax: (818) 249-4227

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Environmental FirstSearch Search Summary Report

**Target Site: 2737 NW NELA ST
PORTLAND OR 97210**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-13-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-13-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	08-01-05	0.12	0	1	-	-	-	0	1
RCRA TSD	Y	09-22-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-10-05	1.00	0	0	0	0	1	0	1
RCRA GEN	Y	12-10-05	0.25	0	5	13	-	-	2	20
RCRA NLR	Y	12-10-05	0.12	1	8	-	-	-	9	18
ERNS	Y	12-31-05	0.12	0	0	-	-	-	6	6
State Sites	Y	10-02-05	1.00	1	1	3	11	25	5	46
Spills-1990	Y	04-17-02	0.12	0	1	-	-	-	2	3
SWL	Y	10-01-01	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	10-15-05	0.25	0	4	5	-	-	0	9
Leaking UST	Y	10-11-05	0.50	0	1	5	29	-	3	38
ACEC	Y	NA	0.50	0	0	0	0	-	0	0
Federal Land Use	Y	01-27-05	0.50	0	0	0	0	-	0	0
Brownfield	Y	10-18-05	0.50	0	0	0	0	-	0	0
- TOTALS -				2	21	26	40	26	27	142

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 02-09-06
Requestor Name: Claudia Byes-Lund
Standard: AAI

Search Type: COORD
Job Number: 18360.000
Filtered Report

**TARGET ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210**

Demographics

Sites: 142	Non-Geocoded: 27	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-122.708356	-122:42:30	Easting:	522767.946
Latitude:	45.544473	45:32:40	Northing:	5043261.064
			Zone:	10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

ZIP					Requested?		Date
Code	City Name	ST	Dist/Dir	Sel			
					Sanborns	No	
					Aerial Photographs	Yes	02/09/06
					Historical Topos	No	
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Online Topos	Yes	02-09-06

Environmental FirstSearch **Sites Summary Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	RCRANLR	LONGVIEW CITY LAUNDRY & CLEANER ORQ000005140/NLR	2737 NW NELA ST PORTLAND OR 97210	0.00 --	81
2	STATE	LONGVIEW CITY LAUNDRY & CLEANERS ESC11395/SUSPECT	2737 NW NELA ST PORTLAND OR 97210	0.00 --	81
12	NFRAP	NUDELMAN AND SON INC ORD027744093/NFRAP-N	2707 NW NELA ST PORTLAND OR 97210	0.02 SW	5
13	STATE	NUDELMAN & SON INC. ESC1966/SUSPECT	2707 NW NELA ST PORTLAND OR 97210	0.02 SW	5
16	UST	S J NUDELMAN & SON INC 11232	2707 NW NELA ST PORTLAND OR 97210	0.02 SW	5
17	RCRANLR	DARWORTH CO ORD980977714/NLR	2801 NW NELA ST PORTLAND OR 97210	0.06 SW	37
18	RCRAGN	KING CYCLE GROUP ORQ000023397/VGN	2801 NW NELA ST PORTLAND OR 97210	0.07 SW	82
19	RCRAGN	TRIMET PARATRANSIT MAINTENANCE OR0000564930/VGN	2800 NW NELA ST PORTLAND OR 97210	0.07 SW	31
21	RCRANLR	AMERICAN BANK STATIONERY CO ORD089455422/NLR	3217 NW YEON AVE PORTLAND OR 97210	0.08 NE	33
22	RCRAGN	MEDALLION INDUSTRIES INC ORD063455406/VGN	3247 NW YEON PORTLAND OR 97210	0.09 NE	22
24	RCRANLR	LIQUID AIR CORP PORTLAND ORD049797087/NLR	3200 NW YEON AVE PORTLAND OR 97210	0.09 NE	38
25	RCRANLR	WILBUR ELLIS CO ORD001674456/NLR	3145 NW YEON AVE PORTLAND OR 97210	0.09 NE	44
27	UST	SCHNITZER INVESTMENT CORP. 6306	3200 NW YEON AVE PORTLAND OR 97210	0.09 NE	38
28	RCRAGN	INK SYSTEMS INC ORD982657124/VGN	3255 NW YEON PORTLAND OR 97210	0.09 NW	20
29	RCRANLR	RICHARDSON INK CO ORD000408609/NLR	3259 NW YEON AVE PORTLAND OR 97210	0.09 NW	41
30	LUST	FRED N. BAY NEWS CO. 26-90-0160	3155 NW YEON PORTLAND OR 97210	0.10 NE	26
30	RCRAGN	ROSE CITY DINER ORQ000018747/VGN	3155 NW YEON PORTLAND OR 97210	0.10 NE	26
31	RCRANLR	ROSE CITY DINER ORQ000018747/NLR	3155 NW YEON PORTLAND OR 97210	0.10 NE	26
32	UST	FRED N BAY NEWS CO 1956	3155 NW YEON AVE PORTLAND OR 97210	0.10 NE	26
33	RCRANLR	PUREFORMS INC ORD987185725/NLR	3319 NW YEON AVE PORTLAND OR 97210	0.12 NW	40
35	RCRANLR	SINCLAIR AND VALENTINE CO INC ORD071818090/NLR	3100 NW 29TH AVE PORTLAND OR 97210	0.12 NW	43

Environmental FirstSearch Sites Summary Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
36	SPILLS	RESP. CO.: ECONOMY TIRE FM:02-291-870065	3100 NW 29TH AVE PORTLAND OR 97210	0.12 NW	43
39	UST	29TH AVE CARDLOCK 3617	3037 NW 29TH AVE PORTLAND OR 97210	0.12 NW	65
39	LUST	BELTSERVICE AHOT 26-93-6041	3055 NW YEON PORTLAND OR 97210	0.15 NE	35
40	LUST	GRINNELL SUPPLY SALES CO. 26-96-0134	3240 NW 29TH PORTLAND OR 97210	0.15 NW	73
41	RCRAGN	WEST COAST WIRE ROPE AND RIGGI ORD009762642/VGN	2900 NW 29TH AVE PORTLAND OR 97210	0.15 SW	32
42	RCRAGN	LINCOLN & ALLEN COMPANY ORQ000013565/VGN	3033 NW YEON AVE PORTLAND OR 97210	0.16 NE	21
43	RCRAGN	HERCULES INC ORD009058314/SGN	3366 NW YEON AVE PORTLAND OR 97210	0.16 NW	2
46	RCRAGN	ANVIL INTL INC ORQ000001750/VGN	3240 NW 29TH AVE PORTLAND OR 97210	0.16 NW	9
48	STATE	HERCULES INC. ESC1988/SUSPECT	3366 NW YEON AVE PORTLAND OR 97210	0.16 NW	2
52	UST	GRINNELL CORP. 6830	3240 NW 29TH AVE PORTLAND OR 97210	0.16 NW	9
52	UST	HERCULES, INC. 523	3366 NW YEON AVE PORTLAND OR 97210	0.16 NW	2
53	RCRAGN	GENERAL ELECTRIC CO 3259 NW 29TH A ORD991281320/LGN	3259 NW 29TH AVE PORTLAND OR 97210	0.17 NW	15
54	RCRAGN	BENCHMARK CONSTRUCTION COMPANY ORD987172863/VGN	2850 NW 29TH PORTLAND OR 97210	0.17 SW	10
55	RCRAGN	CRS DATA SOLUTIONS ORQ000018606/VGN	3315 NW 26TH AVE STE 1 PORTLAND OR 97210	0.20 NE	11
56	LUST	CONSOLIDATED FREIGHT/TRANSCON LINE 26-91-0113	3182 NW 26TH AVE PORTLAND OR 97210	0.22 NE	24
57	RCRAGN	PENINSULA TRUCK LINES INC ORQ000004945/VGN	3182 NW 26TH AVE PORTLAND OR 97210	0.22 NE	24
59	UST	TRANSCON LINES 5265	3182 NW 26TH AVE PORTLAND OR 97210	0.22 NE	24
60	RCRAGN	GANS INK ORD987187903/VGN	3448 NW YEON PORTLAND OR 97210	0.22 NW	14
61	RCRAGN	GRIFFITH RUBBER MILLS ORD009027491/VGN	2625 NW INDUSTRIAL AVE PORTLAND OR 97210	0.24 SE	18
62	RCRAGN	GENERAL ELECTRIC INTERNATIONAL ORD001818442/SGN	2727 NW 29TH AVE PORTLAND OR 97210	0.24 SW	16

Environmental FirstSearch Sites Summary Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
64	RCRAGN	AMERICAN MACHINE & GEAR INC ORQ000011916/SGN	2770 NW INDUSTRIAL ST PORTLAND OR 97210	0.24 SW	8
65	STATE	GENERAL ELECTRIC DECOMMISSIONING F ESC14003/SUSPECT	2727 NW 29TH AVE PORTLAND OR 97210	0.24 SW	16
68	STATE	AMERICAN MACHINE AND GEAR ESC12261/NO FURTHER ACTION	2770 NW INDUSTRIAL ST PORTLAND OR 97210	0.24 SW	8
72	UST	GENERAL ELECTRIC CO 1923	2727 NW 29TH AVE PORTLAND OR 97210	0.24 SW	16
72	LUST	PORTLAND RAILROAD COMPANY 26-91-0441	3500 NW YEON AVE PORTLAND OR 97210	0.25 NW	64
73	RCRAGN	HIGH-PURITY CHEMICAL INC ORD104063011/TRANSPORTER	3499 NW YEON AVE PORTLAND OR 97210	0.25 NW	19
74	UST	PORTLAND TERMINAL RAILROAD COMPANY 3687	3500 NW YEON AVENUE PORTLAND OR 97210	0.25 NW	64
74	LUST	AIT DISTRIBUTION FACILITY 26-01-8143	2720 NW 29TH AVE PORTLAND OR 97210	0.25 SW	34
75	STATE	GUILDS LAKE ESC1404/LISTED ON THE CRL/IN	2615-2619 NW INDUSTRIAL ST PORTLAND OR 97210	0.26 SE	3
86	STATE	GUILDS LAKE CRL404	2615-2619 NW INDUSTRIAL ST PORTLAND OR 97210	0.26 SE	3
87	STATE	MERCER INDUSTRIES - PORTLAND ESC1144/NO FURTHER ACTION	2636 NW 26TH AVE PORTLAND OR 97210	0.29 SE	39
91	LUST	TODD, T HOT (G.E. BUILDING (ESCO) 26-97-0282	2535 NW 28TH AVENUE PORTLAND OR 97210	0.29 SW	79
91	LUST	GRAY S CRANE 26-92-0029	3445 NW FRONT PORTLAND OR 97210	0.30 NE	51
92	STATE	PORT OF PORTLAND - TERMINAL 2 ESC12769/SUSPECT	3556 NW FRONT AVE OR 97210	0.30 NE	25
95	STATE	FRONT AVENUE MP ESC14008/NO FURTHER ACTION	3445 NW FRONT AVE. PORTLAND OR 97202	0.30 NE	51
98	LUST	TRUMBALL ASPHALT FUME LINE 26-88-0054	3570 NW YEON PORTLAND OR 97210	0.31 NW	80
98	LUST	ABF FREIGHT SYSTEM 26-90-0314	2825 NW YEON AVE PORTLAND OR 97210	0.31 SE	23
99	LUST	THE NEW OREGONIAN PRINTING FACILIT 26-00-0453	2825 NW YEON AVE PORTLAND OR 97210	0.31 SE	23
99	LUST	COCA COLA OF OREGON 26-90-0126	3599 N W YEON PORTLAND OR 97210	0.32 NW	36
100	LUST	TERMINAL TRANSFER, INC. 26-89-0013	3601 NW YEON AVE PORTLAND OR 97210	0.32 NW	7

Environmental FirstSearch **Sites Summary Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
100	LUST	COLUMBIA DISTRIBUTING CO. 26-90-0158	2448 NW 28TH PORTLAND OR 97210	0.32 SW	29
101	STATE	MOGUL CORP. ESCI1307/NO FURTHER ACTION	2852 NW 31ST AVE. PORTLAND OR 97210	0.32 SW	4
105	LUST	ENGINE-6 26-91-0010	3660 NW FRONT AVE PORTLAND OR 97210	0.33 NE	63
105	LUST	SCHMITT FORGE 26-92-0071	2407 NW 28TH AVE PORTLAND OR 97210	0.33 SW	78
106	LUST	WHITE GMC TRUCKS OF PORTLAND, INC. 26-90-0045	2705 NW NICOLAI ST PORTLAND OR 97210	0.35 SE	17
106	LUST	ESCO CORPORATION 26-93-0168	2770 NW YEON AVE PORTLAND OR 97210	0.35 SE	66
107	STATE	PACO PUMPS ESCI146/SUSPECT	2551 NW 30TH AVE PORTLAND OR 97210	0.35 SW	30
112	LUST	MCCRACKEN MOTOR FREIGHT, INC. 26-91-0048	3147 NW FRONT ST PORTLAND OR 97210	0.36 NE	62
112	LUST	DASIC INTERNATIONAL CORP. 26-90-0220	3125 NW FRONT STREET PORTLAND OR 97210	0.36 NE	49
113	STATE	DASIC INTERNATIONAL CORP. ESCI110/SUSPECT	3125 NW FRONT AVE PORTLAND OR 97210	0.36 NE	49
117	LUST	SEALY MATTRESS CO. 26-90-0277	3100 NW INDUSTRIAL PORTLAND OR 97210	0.36 SW	27
118	STATE	SCHMITT FORGE ESCI1347/NO FURTHER ACTION	2765 NW NICOLAI ST PORTLAND OR 97210	0.37 SW	42
122	LUST	RUSSEL, RICK 26-00-0814	2455 NW 29TH PORTLAND OR 97210	0.39 SW	77
122	LUST	PORT OF PORTLAND - TERMINAL 2 (HOT 26-98-0081	3060 NW FRONT AVENUE PORTLAND OR 97209	0.40 NE	76
123	LUST	PORT OF PORTLAND - TERMINAL 2 26-97-0949	3556 NW FRONT AVE PORTLAND OR 97210	0.40 NE	76
123	LUST	HANLON, N HOT 26-97-0974	2310 NW 29TH PORTLAND OR 97210	0.40 SW	74
124	LUST	GALVANIZERS CO, HOT 26-98-0955	2406 NW 30TH PORTLAND OR 97210	0.40 SW	72
124	STATE	GALVANIZERS CO. CRL1196	2406 NW 30TH AVE PORTLAND OR 97210	0.40 SW	13
125	STATE	GALVANIZERS CO. ESCI1196/LISTED ON THE CRL/IN	2406 NW 30TH AVE PORTLAND OR 97210	0.40 SW	13
134	LUST	S.E. RYKOFF & CO. 26-91-0130	3232 NW INDUSTRIAL PORTLAND OR 97210	0.42 SW	28

Environmental FirstSearch Sites Summary Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
134	LUST	S.E. RYKOFF & CO. 26-92-0184	3232 NW INDUSTRIAL PORTLAND OR 97210	0.42 SW	28
135	LUST	MAGID PROPERTY 26-88-0055	2300 NW 30TH AVE PORTLAND OR 97210	0.44 SW	75
135	LUST	WADE MANUFACTURING/PORTLAND FOUNDA 26-92-0161	2420 NW 31ST PORTLAND OR 97210	0.46 SW	70
136	LUST	FRONT AVENUE BUSINESS CENTER AHOT 26-93-6006	2901 NW FRONT AVENUE PORTLAND OR 97210	0.47 SE	71
136	LUST	NORTHWEST STEEL 26-90-0219	3441 NW GUAM STREET PORTLAND OR 97210	0.47 SW	68
137	LUST	JONES OREGON STEVEDORING COMPANY 26-91-0070	2323 NW SUFFOLK STREET PORTLAND OR 97210	0.48 SE	67
137	LUST	JONES OREGON STEVEDORING COMPANY 26-90-0005	2323 NW SUFFOLK STREET PORTLAND OR 97210	0.48 SE	67
138	LUST	RIEMERS & JOLIVETTE 26-89-0099	2344 NW 24TH PORTLAND OR 97210	0.50 SE	69
139	STATE	CARSON OIL - NW 35TH AVE ESCI1405/SUSPECT	3125 NW 35TH AVE PORTLAND OR 97210	0.51 NW	46
145	STATE	STATES BATTERY CO. ESCI1007/SUSPECT	2258 NW SUFFOLK ST PORTLAND OR 97210	0.51 SE	57
149	STATE	COLUMBIA AMERICAN PLATING CO. ESCI29/LISTED ON THE CRL/IN	3003 NW 35TH AVE PORTLAND OR 97210	0.51 SW	1
169	STATE	COLUMBIA AMERICAN PLATING CO. CRL29	3003 NW 35TH AVE PORTLAND OR 97210	0.51 SW	1
170	STATE	HILL INVESTMENT CO. ESCI1076/LISTED ON THE CRL/IN	3322 NW 35TH AVE PORTLAND OR 97210	0.52 NW	52
176	STATE	HILL INVESTMENT COMPANY CRL1076	3322 NW 35TH AVE PORTLAND OR 97210	0.52 NW	52
177	STATE	ANRFS HOLDINGS INC. ESCI1820/LISTED ON THE CRL/IN	3333 NW 35TH AVE PORTLAND OR 97210	0.53 NW	45
186	STATE	ANRFS HOLDINGS INC. CRL1820	3333 NW 35TH AVE PORTLAND OR 97210	0.53 NW	45
187	STATE	SULZER BINGHAM PUMPS ESCI1235/LISTED ON THE CRL/IN	2800 NW FRONT AVE PORTLAND OR 97210	0.53 SE	58
196	STATE	SULZER BINGHAM PUMPS CRL1235	2800 NW FRONT AVE PORTLAND OR 97210	0.53 SE	58
197	STATE	CONTAINER RECOVERY ESCI4015/SUSPECT	3900 NW YEON PORTLAND OR 97210	0.56 NW	48
202	STATE	ESCO PLANT #3 ESCI112/SUSPECT	2141 NW 25TH AVE PORTLAND OR 97210	0.57 SE	12

Environmental FirstSearch **Sites Summary Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
205	STATE	TRUMBULL ASPHALT PLANT ESCI1160/LISTED ON THE CRL/IN	3605 NW 35TH AVE (3750 NW PORTLAND OR 97210	0.58 NW	60
211	STATE	TRUMBULL ASPHALT PLANT CRL1160	3605 NW 35TH AVE PORTLAND OR 97210	0.58 NW	60
212	RCRACOR	UNIVAR USA INC ORD009227398/CA	3950 NW YEON AVE PORTLAND OR 97210	0.59 NW	6
219	STATE	VAN WATERS & ROGERS CRL330	3950 NW YERON ACE PORTLAND OR 97210	0.59 NW	6
220	STATE	VAN WATERS & ROGERS - PORTLAND ESCI330/LISTED ON THE CRL/IN	3950 NW YEON AVE PORTLAND OR 97210	0.59 NW	6
232	STATE	MAGNUS CO. ESCI69/SUSPECT	3074 NW ST. HELENS RD (NOW PORTLAND OR 97210	0.60 SW	53
236	STATE	PGE - STATION E ESCI3976/SUSPECT	2635 NW FRONT AVE PORTLAND OR 97210	0.67 SE	56
239	STATE	MCWHORTER INC. ESCI135/NO FURTHER ACTION	4155 NW YEON AVE PORTLAND OR 97210	0.76 NW	54
245	STATE	ZEHRUNG CORP. (FORMER) ESCI187/NO FURTHER ACTION	2000 NW WILSON ST. PORTLAND OR 97210	0.87 SE	61
250	STATE	CONSOLIDATED FREIGHTWAYS INC. ESCI32/SUSPECT	2244 NW SAVIER ST PORTLAND OR 97210	0.88 SE	47
255	STATE	MT. HOOD CHEMICAL CORP. ESCI81/NO FURTHER ACTION	4444 NW YEON AVE PORTLAND OR 97210	0.99 NW	55
260	STATE	TEXACO PORTLAND TERMINAL CRL169	3800 NW ST. HELENS RD PORTLAND OR 97210	1.00 NW	59
261	STATE	TEXACO PORTLAND TERMINAL ESCI169/LISTED ON THE CRL/IN	3800 NW ST. HELENS RD PORTLAND OR 97210	1.00 NW	59
281	STATE	DURA INDUSTRIES ESCI111/SUSPECT	4466 NW YEON AVE PORTLAND OR 97210	1.00 NW	50

Environmental FirstSearch **Sites Summary Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
285	ERNS	NRC-755889/STORAGE TANK	5880 NW ST HELENS RD PORTLAND OR	NON GC	
288	ERNS	NRC-710004/STORAGE TANK	3800 N.W. ST HELENS RD PORTLAND OR 97210	NON GC	
291	ERNS	NRC-773024/FIXED	5528 NORTHWEST DOANE ST. PORTLAND OR 97210	NON GC	
294	ERNS	NRC-737399/PIPELINE	5924 N.W. FRONT AVE PORTLAND OR	NON GC	
297	ERNS	NRC-726983/STORAGE TANK	5480 NW FRONT AVE PORTLAND OR 97210	NON GC	
300	ERNS	NRC-774629/FIXED	5480 NORTHWEST FRONT AVE PORTLAND OR 97210	NON GC	
303	LUST	ROBINSON, JAMES DALE 26-05-1797	2825 NW THURMAN ST PORTLAND OR 97210	NON GC	
303	LUST	TERRY S DIESEL REPAIR 26-05-1566	3345 NW ST. HELENS ROAD PORTLAND OR 97210	NON GC	
304	LUST	SUPER ONE, INC. 26-92-0225	SW CORNER OF 24TH & NW VAUG PORTLAND OR 97210	NON GC	
305	RCRAGN	OMIC USA INC ORQ000023552/SGN	3344 NW INDUSTRIAL ST PORTLAND OR 97210	NON GC	
306	RCRAGN	F/X REPAIR DIV CASE HANDYMAN S ORQ000023242/VGN	2950 NW 29TH AVE PORTLAND OR 97210	NON GC	
307	RCRANLR	FAIRMOUNT MINERALS LTD ORQ000024004/NLR	2710 NW INDUSTRIAL ST PORTLAND OR 97210	NON GC	
308	RCRANLR	G/S ASSOCIATES ORSTATE04110/NLR	3530 NW SAINT HELENS RD PORTLAND OR 97210	NON GC	
309	RCRANLR	HARRIS TRANSPORTATION ORSTATE04114/NLR	3077 NW SAINT HELENS RD PORTLAND OR 97210	NON GC	
310	RCRANLR	INDUSTRIAL CRATERS & PACKERS ORSTATE04119/NLR	3250 NW SAINT HELENS RD PORTLAND OR 97210	NON GC	
311	RCRANLR	SPECIAL ASPHALT ORSTATE04005/NLR	3537 NW SAINT HELENS RD PORTLAND OR 97210	NON GC	
312	RCRANLR	TERRYS DIESEL REPAIR ORSTATE04009/NLR	3345 NW SAINT HELENS RD PORTLAND OR 97210	NON GC	
313	RCRANLR	TRAD TRUCKING ORSTATE04006/NLR	3133 NW SAINT HELENS RD PORTLAND OR 97210	NON GC	
314	RCRANLR	BLACKLINE, INC. ORSTATE05705/NLR	2425 NW ST. HELENS RD. PORTLAND OR 97210	NON GC	
315	RCRANLR	ACKROYD PHOTO ORSTATE04108/NLR	3840 NW YEON AV PORTLAND OR 97210	NON GC	

***Environmental FirstSearch
Sites Summary Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

TOTAL: 142 **GEOCODED:** 115 **NON GEOCODED:** 27 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
316	SPILLS	RESP. CO.: TRAMMELL CROW FM:HM-06-930109	NW 29TH YEON PORTLAND OR 97210	NON GC	
319	SPILLS	RESP. CO.: HERCULES INC. FM:HM-06-930381	K3366 NW YEON PORTLAND OR 97210	NON GC	
322	STATE	BURLINGTON NORTHERN RAILROAD LAKE ESCI100/LISTED ON THE CRL/IN	3500/3930 NW YEON PORTLAND OR 97210	NON GC	
342	STATE	WILLBRIDGE BULK FUEL AREA CRL1549	NW DOANE AVE PORTLAND OR 97210	NON GC	
343	STATE	WILLBRIDGE BULK FUEL AREA ESCI1549/LISTED ON THE CRL/IN	NW DOANE AVE PORTLAND OR 97210	NON GC	
356	STATE	WILLBRIDGE YARD ESCI3395/SUSPECT	BETWEEN NW DOANE, NW KITTRI OR 97210	NON GC	
359	STATE	TEXACO PRODUCT PIPELINE ESCI2117/LISTED ON THE CRL/IN	4500 BLOCK NW FRONT AVE PORTLAND OR 97210	NON GC	



Environmental FirstSearch

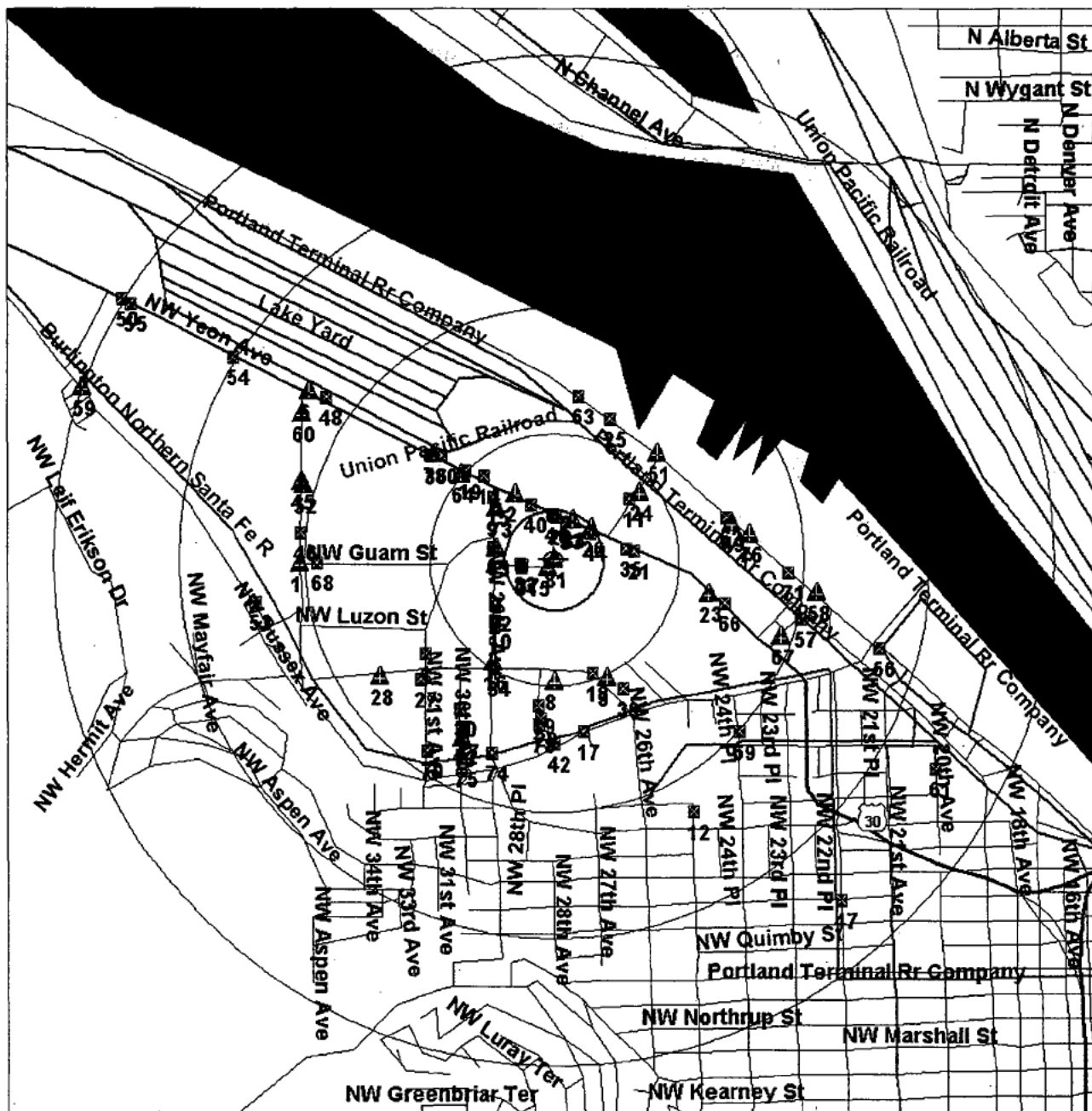
1 Mile Radius

Single Map:

Environmental
FIRSTSEARCH



2737 NW NELA ST, PORTLAND OR 97210



Source: U.S. Census TIGER Files

Target Site (Latitude: 45.544473 Longitude: -122.708356)

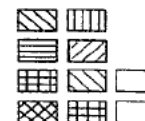
Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius







Environmental FirstSearch

.5 Mile Radius
AAI: Multiple Databases

Environmental
FIRSTSEARCH



2737 NW NELA ST, PORTLAND OR 97210



Source: U.S. Census TIGER Files

Target Site (Latitude: 45.544473 Longitude: -122.708356)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

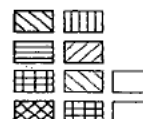


Area of Critical Environmental Concern (ACEC), Protected Open Spaces

Estimated Habitats of Rare Wetlands Wildlife, Vernal Pool

Fed. Land Use: Wilderness Areas, Wildlife Preserves

Fed. Land Use: Amer. Indian Sacred Sites, Endangered Species' Habitats



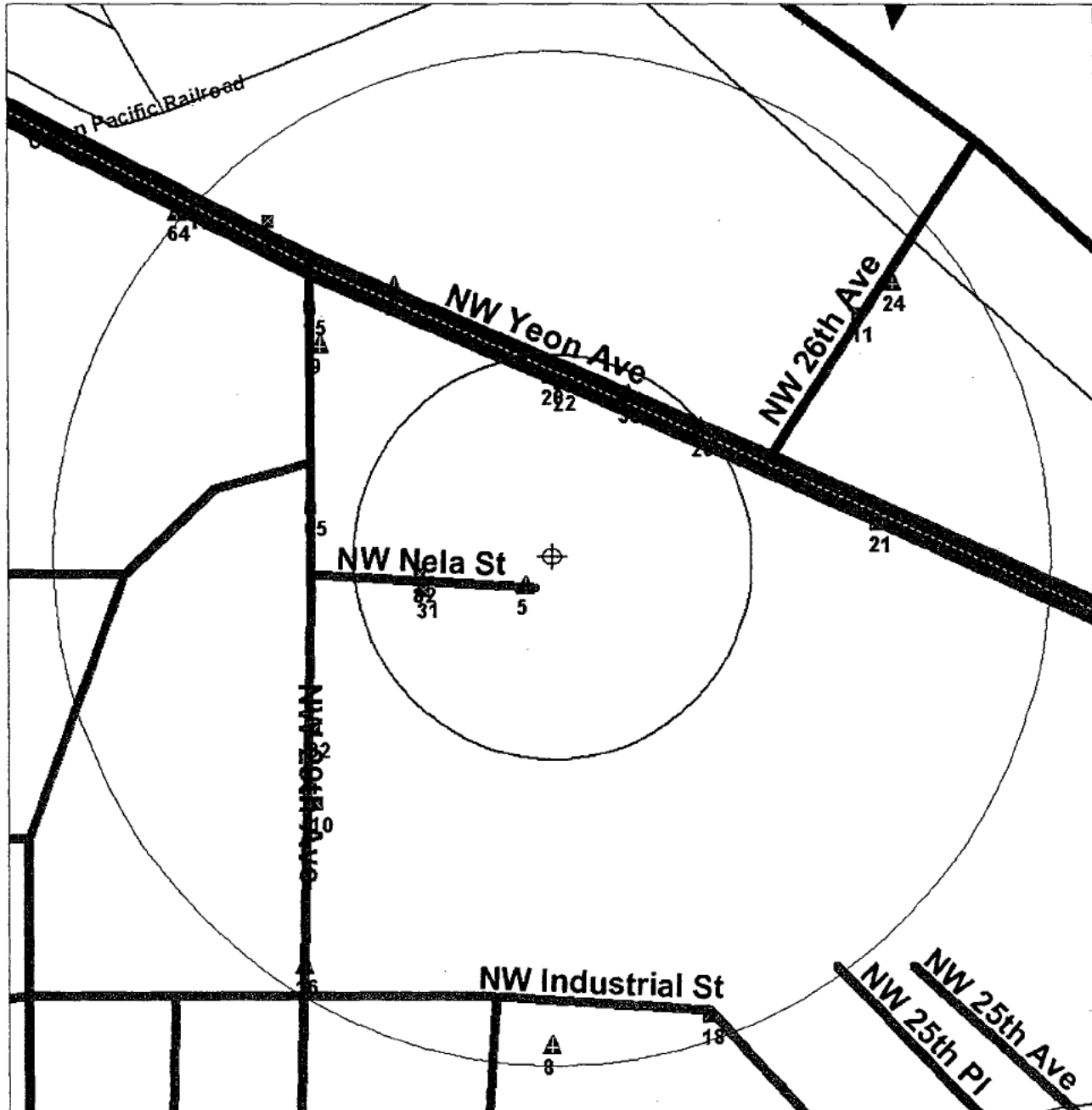


Environmental FirstSearch

.25 Mile Radius
AAI: RCRAGEN, UST



2737 NW NELA ST, PORTLAND OR 97210



Source: U.S. Census TIGER Files

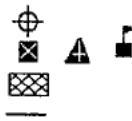
Target Site (Latitude: 45.544473 Longitude: -122.708356)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

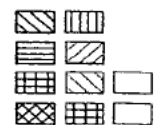


Area of Critical Environmental Concern (ACEC), Protected Open Spaces

Estimated Habitats of Rare Wetlands Wildlife, Vernal Pool

Fed. Land Use: Wilderness Areas, Wildlife Preserves

Fed. Land Use: Amer. Indian Sacred Sites, Endangered Species' Habitats..



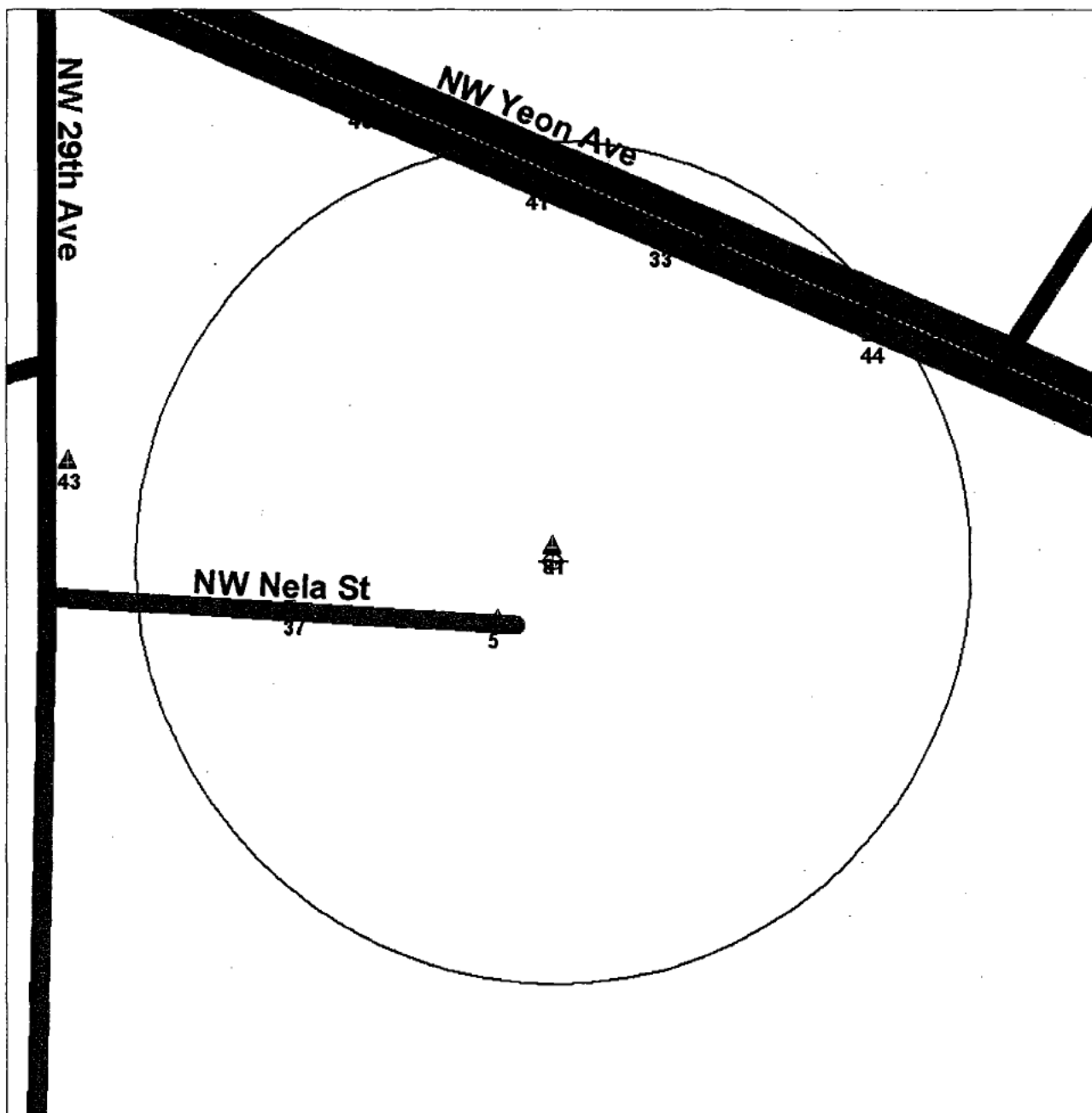


Environmental FirstSearch

.12 Mile Radius
AAI: NFRAP, SPILLS90, ERNS, RCRANLR



2737 NW NELA ST, PORTLAND OR 97210



Source: U.S. Census TIGER Files

Target Site (Latitude: 45.544473 Longitude: -122.708356)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

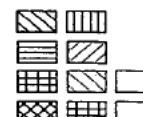


Area of Critical Environmental Concern (ACEC), Protected Open Spaces

Estimated Habitats of Rare Wetlands Wildlife, Vernal Pool

Fed. Land Use: Wilderness Areas, Wildlife Preserves

Fed. Land Use: Amer. Indian Sacred Sites, Endangered Species' Habitats..





Environmental FirstSearch

Topo : 1.25 Mile Radius

Site Locus Map

2737 NW NELA ST, PORTLAND OR 97210



Source:

Target Site (Latitude: 45.544473 Longitude: -122.708356)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Map Name: PORTLAND Date Created: 1990-- Date Revised: None--

Map Reference Code: 45122-E6-TF-024

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius





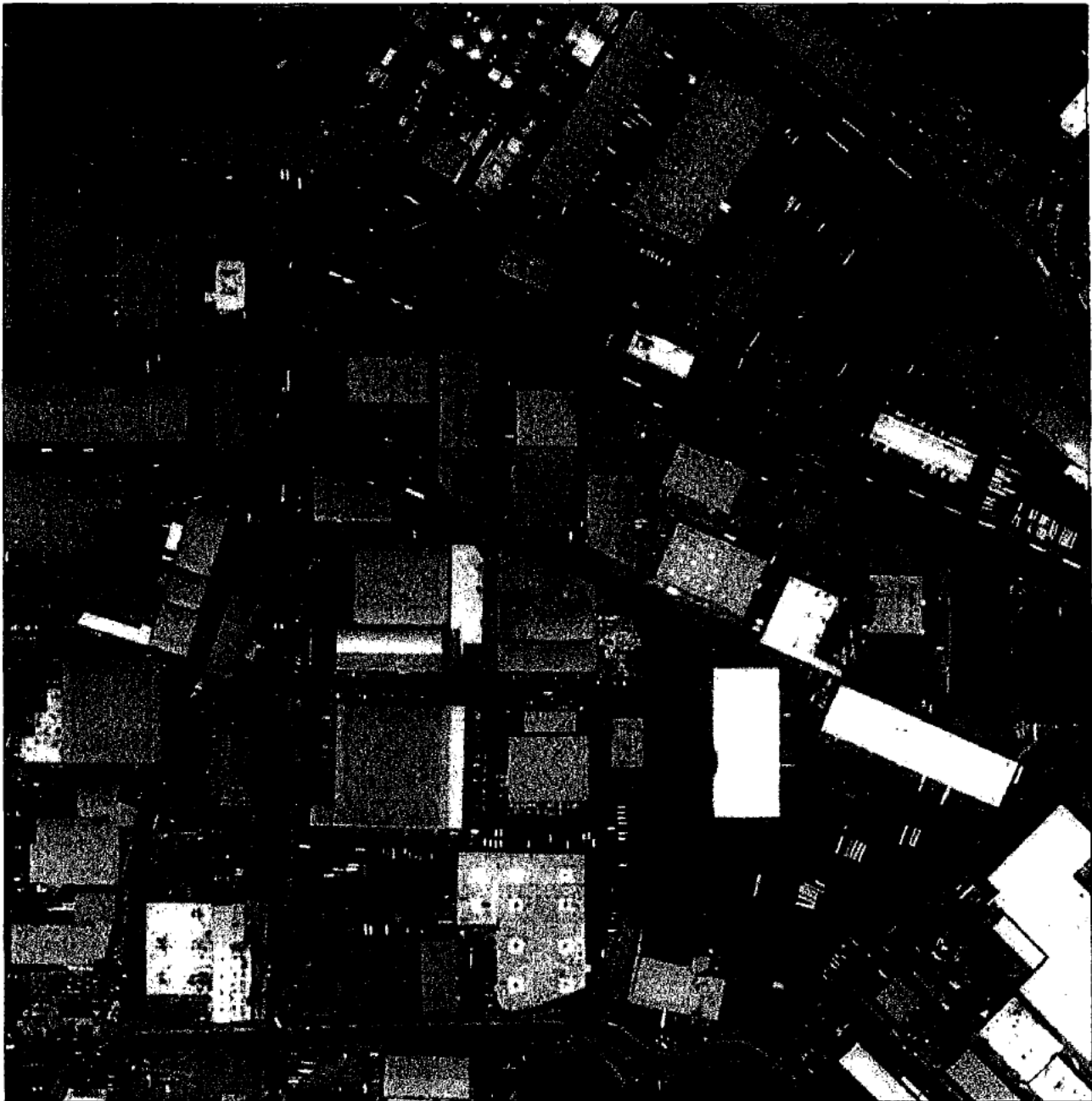
Environmental FirstSearch

Aerial : Current Map 0.25 Mile Radius

Current Aerial Map



2737 NW NELA ST, PORTLAND OR 97210



Source:

Target Site (Latitude: 45.544473 Longitude: -122.708356)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Map Name: PORTLAND SW Date Created: 2000-08-03 Date Revised: 2000-08-03

Map Reference Code: 45122-E6-04-PHT

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

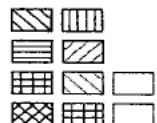


Area of Critical Environmental Concern (ACEC), Protected Open Spaces

Estimated Habitats of Rare Wetlands Wildlife, Vernal Pool

Fed. Land Use: Wilderness Areas, Wildlife Preserves

Fed. Land Use: Amer. Indian Sacred Sites, Endangered Species' Habitats



**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 23

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANE
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210

REV: 12/10/05
ID1: ORQ000005140
ID2:
STATUS: NLR
PHONE: (503) 625-2560

CONTACT: JIM BURNETT

SITE INFORMATION

CONTACT INFORMATION: JIM BURNETT
2300 OREGON STREET
SHERWOOD OR 97140-9799

PHONE: (503) 625-2560

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

NONE

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESCI1395
ID2: OR
STATUS: SUSPECT
PHONE:

Alias Name

LCL&C

GENERAL SITE INFORMATION:

NPL Site: 0
CERCLIS ID:
Investigative Status: *Suspect*
Orphan Site: 0
Study Area: 0
Size Of Site: 0.9 acres
Tax Lots: 1000
Township/Range Coordinates: 1.00/1.00
Section/Quarter Section Coordinates: 29/AD
Agency Latitude Coordinate: 45.5436
Agency Longitude Coordinate: -122.7086

ADMINISTRATIVE ACTIONS

Administrative Action: *Letter Agreement*
Agency: *Department of Environmental Quality*
Subprogram: *VCS*
Region: *Northwest Region*
Start Date: *1996-05-02 00:00:00*
Completion Date: *1996-05-02 00:00:00*
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *BASIC PRELIMINARY ASSESSEMENT*
Agency: *Department of Environmental Quality*
Subprogram: *VCS*
Region: *Northwest Region*
Start Date: *1996-04-15 00:00:00*
Completion Date: *1996-07-01 00:00:00*
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *NEGOTIATIONS*
Agency: *Department of Environmental Quality*
Subprogram: *VCS*
Region: *Northwest Region*
Start Date: *1996-04-15 00:00:00*
Completion Date: *2001-06-29 00:00:00*
Rank Value: 0
FRT Action Priority: 0
Comments:

Agreement with City of Portland terminated as of 6/29/01.

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE	
SEARCH ID: 49	DIST/DIR: 0.00 -- MAP ID: 81
NAME: LONGVIEW CITY LAUNDRY & CLEANERS ADDRESS: 2737 NW NELA ST PORTLAND OR 97210 MULT CONTACT:	REV: 10/02/05 ID1: ESCI1395 ID2: OR STATUS: SUSPECT PHONE:
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>VCS Waiting List</i> <i>Department of Environmental Quality</i> <i>VCS</i> <i>Northwest Region</i> <i>1995-07-14 00:00:00</i> <i>1996-04-12 00:00:00</i> <i>6</i>
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Site added to database</i> <i>Department of Environmental Quality</i> <i>SAS</i> <i>Headquarters</i> <i>1993-06-28 00:00:00</i> <i>1993-06-28 00:00:00</i> <i>6</i>
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Listing Review completed</i> <i>Department of Environmental Quality</i> <i>SAS</i> <i>Northwest Region</i> <i>1993-09-02 00:00:00</i> <i>1993-09-02 00:00:00</i> <i>0</i>
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>SITE EVALUATION</i> <i>Department of Environmental Quality</i> <i>SAS</i> <i>Northwest Region</i> <i>1993-09-01 00:00:00</i> <i>1993-09-01 00:00:00</i> <i>0</i>
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Insufficient information to list</i> <i>Department of Environmental Quality</i> <i>SAS</i> <i>Northwest Region</i> <i>1993-09-02 00:00:00</i> <i>1993-09-02 00:00:00</i> <i>0</i>

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESCI1395
ID2: OR
STATUS: SUSPECT
PHONE:

Pending completion of LCL&C's further site investigation.

Administrative Action: State Basic Preliminary Assessment recommended (PA)
Agency: Department of Environmental Quality
Subprogram: SAS
Region: Northwest Region
Start Date: 1993-09-03 00:00:00
Completion Date: 1993-09-03 00:00:00
Rank Value: 0
FRT Action Priority: Medium
Comments:

Administrative Action: Options Letter For Further Action Sent
Agency: Department of Environmental Quality
Subprogram: SAS
Region: Northwest Region
Start Date: 1992-10-14 00:00:00
Completion Date: 1992-10-14 10:42:14
Rank Value:
FRT Action Priority: 0
Comments:

Administrative Action: Further Investigation of Area Facilities recommended
Agency: Department of Environmental Quality
Subprogram: VCS
Region: Northwest Region
Start Date: 2001-05-15 00:00:00
Completion Date: 2001-05-15 00:00:00
Rank Value:
FRT Action Priority: Medium-Low
Comments:

PERMIT INFORMATION

OPERATIONS INFORMATION

Years of Operation: unknown
Status: Active
Comment:
Former laundry operation; not a dry cleaners. Active warehouse.

HAZARDOUS SUBSTANCE RELEASED

Substance: NAPHTHALENE
Quantity:
Dates:

Substance: TOTAL PETROLEUM HYDROCARBONS (TPH)
Quantity: unknown
Dates: unknown

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESCI1395
ID2: OR
STATUS: SUSPECT
PHONE:

GENERAL SITE DESCRIPTION

HAZARDOUS SUBSTANCE/WASTE TYPES Mineral spirits, heavy metals, diesel and oil-range petroleum hydrocarbons, volatile organic compounds.

HEALTH THREATS

LAND USE (CURRENT/REASONABLY LIKELY)

MANNER OF RELEASE Manner and time of release not known.

MEDIA CONTAMINATION

PATHWAYS & OTHER HAZARDS (7/16/98 JMA/VCP) Soil, groundwater, and air may serve as exposure or transport media for chemicals from the LCL&C site to receptors. A list of possible exposure pathways at the LCL&C site includes: direct contact with contaminated soil; incidental ingestion of contaminated soil; ingestion of contaminated groundwater; direct contact with contaminated groundwater; and inhalation of volatiles from contaminated groundwater (showering). However, given the type and distribution of contaminated media at the LCL&C site and current land use at the site and vicinity, potential human exposure to contaminated media is not considered an immediate threat.

PROJECT ACTIVITY STATUS

PROJECT ISSUES SUMMARY

PROJECT TYPE

QUARTERLY PLANNING SUMMARY

REMEDIAL ACTION (9/2/93 GMW/SAS) LCL&C plans further assessment or evaluation of site only if required by DEQ or if such work would be adequate to convince DEQ that contamination found on-site derives from off-site sources, and that LCL&C is therefore not the responsible party. (5/15/01 JMA/VCP) Prior to July 1995, the City of Portland entered into a Settlement Agreement with the LCL&C property owner to remediate contamination caused by the City's former incinerator and disposal activities in the area. The City joined VCP in May 1996, and proposed extending the remedy selected for the nearby Marathon site (ECSI #404) to the LCL&C site. However, DEQ, LCL&C, and the City were ultimately unable to agree on an overall, sitewide investigation and cleanup strategy. As a result, DEQ has decided to terminate its letter agreement with the City as of June 2001. The City needs to continue its general inventory of sites affected by past incinerator activities, and work with the owner of LCL&C to determine the extent to which operations at LCL&C have contributed to local contamination. This further action is a low to medium priority.

RESIDUAL RISK ASSESSMENT

SITE CONTACTS

SITE LOCATION Also see ECSI site #404 (Guilds Lake, formerly Marathon) and #966 (Nudelman & Son).

SITE OWNERSHIP

SUBSTANCES OF CONCERN

WATER USE (CURRENT/REASONABLY LIKELY)

SAMPLING RESULTS

For Substance:

Sampling Start Date:

1994-12-12 00:00:00

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESC11395
ID2: OR
STATUS: SUSPECT
PHONE:

CONTACT:

Substance: LEAD
Quantity: unknown
Dates: unknown

Substance: BENZENE
Quantity: unknown
Dates: unknown

Substance: ARSENIC
Quantity: unknown
Dates: unknown

Substance: IRON
Quantity: unknown
Dates: unknown

Substance: MANGANESE
Quantity: unknown
Dates: unknown

Substance: CADMIUM
Quantity: unknown
Dates: unknown

Substance: CHROMIUM
Quantity: unknown
Dates: unknown

Substance: PCBs
Quantity: unknown
Dates: unknown

AGENCY COMMENTS ON HAZARDS RELEASED

Regarding Substance: Mineral spirits were also detected in groundwater (6.8 mg/L)

Comment Type: Media Contamination Footnote

CONTAMINATION (7/16/98 JMA/VCP) In September 1993, DEQ completed a site evaluation of the LCL&C property based largely on the results of a 1992 site investigation prepared for LCL&C by NGS. DEQ recommended a PA be completed, and ranked the site as medium priority for further action. Prior to July 1995, the City of Portland entered into a Settlement Agreement with LCL&C to remediate contamination caused by the City's former incinerator and disposal activities in the area. The City entered VCP in May 1996 for oversight of the investigation and cleanup of contamination at the LCL&C site resulting from the City's incinerator and disposal activities. Shallow soils and groundwater at the LCL&C site appear to be contaminated from two separate sources. Landfill debris and incinerator ash now compose a portion of the fill beneath the site. The contamination associated with the historic landfill debris and incinerator ash includes; inorganics (mainly arsenic, cadmium, chromium, lead and manganese) and certain organics (mainly old, degraded diesel and oil-range petroleum hydrocarbons). Methane may also occur on-site resulting from the degradation of landfill debris or naturally occurring organic material. The eastern portion of the LCL&C site is impacted by a second, apparently more recent release of petroleum hydrocarbons in addition to the contamination associated with the landfill debris and incineration ash. This second type of organic contamination is characterized as mainly diesel range-petroleum hydrocarbons containing elevated concentrations of volatile and soluble components that are not seen in the older degraded hydrocarbons associated with the landfill debris and ash.

DATA SOURCES 1) NWR correspondence; 2) 7/1/92 assessment prepared for LCL&C by NW Geological Services.

DISPOSALS

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESCI1395
ID2: OR
STATUS: SUSPECT
PHONE:

Sampling End Date:
Medium Description: Soil
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: 0
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 1.7 ppm
Unit of Measurement:

For Substance:
Sampling Start Date: 1994-12-12 00:00:00
Sampling End Date:
Medium Description: Soil
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: 0
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 21 ppm
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 40 mg/l
Unit of Measurement:

For Substance:
Sampling Start Date: 1994-12-12 00:00:00
Sampling End Date:
Medium Description: Soil
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 18,000 ppm
Unit of Measurement:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI1395
ID2: OR
STATUS: SUSPECT
PHONE:

CONTACT:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 42 ug/l
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Soil
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 2,200 ppm
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 810 ug/l
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI1395
ID2: OR
STATUS: SUSPECT
PHONE:

CONTACT:

Comments: 59 ug/l
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Soil
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 47 ppm
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 1,200 ug/l
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 190 ug/l
Unit of Measurement:

For Substance:
Sampling Start Date: 1992-05-05 00:00:00
Sampling End Date:
Medium Description: Soil
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE			
SEARCH ID: 49	DIST/DIR: 0.00 --	MAP ID: 81	
NAME: LONGVIEW CITY LAUNDRY & CLEANERS ADDRESS: 2737 NW NELA ST PORTLAND OR 97210 MULT CONTACT:		REV: 10/02/05 ID1: ESC11395 ID2: OR STATUS: SUSPECT PHONE:	
<div style="display: flex; justify-content: space-between;"> <div> Lab Data Indicator: Minimum Concentration Value: Maximum Concentration Value: Comments: Unit of Measurement: </div> <div style="text-align: right;"> -1 1,400 ppm </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> For Substance: Sampling Start Date: Sampling End Date: Medium Description: Sample Depth: Observation Indicator: Owner/Operator Indicator: Lab Data Indicator: Minimum Concentration Value: Maximum Concentration Value: Comments: Unit of Measurement: </div> <div style="text-align: right;"> 1992-05-05 00:00:00 Soil 0 -1 -1 12 ppm </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> For Substance: Sampling Start Date: Sampling End Date: Medium Description: Sample Depth: Observation Indicator: Owner/Operator Indicator: Lab Data Indicator: Minimum Concentration Value: Maximum Concentration Value: Comments: Unit of Measurement: </div> <div style="text-align: right;"> 1992-05-05 00:00:00 Soil 0 -1 -1 44 ppm </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> For Substance: Sampling Start Date: Sampling End Date: Medium Description: Sample Depth: Observation Indicator: Owner/Operator Indicator: Lab Data Indicator: Minimum Concentration Value: Maximum Concentration Value: Comments: Unit of Measurement: </div> <div style="text-align: right;"> 1992-05-05 00:00:00 Soil 0 -1 -1 4 ppm </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> For Substance: Sampling Start Date: Sampling End Date: Medium Description: </div> <div style="text-align: right;"> 1992-05-05 00:00:00 Soil </div> </div>			

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 49

DIST/DIR: 0.00 --

MAP ID: 81

NAME: LONGVIEW CITY LAUNDRY & CLEANERS
ADDRESS: 2737 NW NELA ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI1395
ID2: OR
STATUS: SUSPECT
PHONE:

CONTACT:

Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: -1
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 85,000 ppm
Unit of Measurement:

STUDY AREA INFORMATION

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

CERCLIS NFRAP

SEARCH ID: 1

DIST/DIR: 0.02 SW

MAP ID: 5

NAME: NUDELMAN AND SON INC
ADDRESS: 2707 NW NELA ST
PORTLAND OR 97210

REV: 1/13/06
ID1: ORD027744093
ID2: 1001205
STATUS: NFRAP-N
PHONE:

CONTACT:

DESCRIPTION:

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
ARCHIVE SITE	EPA In-House		05-19-1989
DISCOVERY	Other		10-06-1988
PRELIMINARY ASSESSMENT NFRAP (No Further Remedial Action Planned)	State, Fund Financed	05-19-1989	05-19-1989

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 55

DIST/DIR: 0.02 SW

MAP ID: 5

NAME: NUDELMAN & SON INC.
ADDRESS: 2707 NW NELA ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESCI966
ID2: OR027744093
STATUS: SUSPECT
PHONE:

Alias Name

GENERAL SITE INFORMATION:

NPL Site: 0
CERCLIS ID: 027744093
Investigative Status: Suspect
Orphan Site: 0
Study Area: 0
Size Of Site: 1.54 acres
Tax Lots: 900
Township/Range Coordinates: 1.00/1.00
Section/Quarter Section Coordinates: 29/AD
Agency Latitude Coordinate: 45.5436
Agency Longitude Coordinate: -122.7080

ADMINISTRATIVE ACTIONS

Administrative Action: Site added to CERCLIS
Agency: Environmental Protection Agency
Subprogram:
Region:
Start Date: 1988-10-06 00:00:00
Completion Date:
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: SITE EVALUATION
Agency: Department of Environmental Quality
Subprogram: SAS
Region: Headquarters
Start Date: 1989-03-12 00:00:00
Completion Date: 1989-03-12 00:00:00
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: State Basic Preliminary Assessment recommended (PA)
Agency: Department of Environmental Quality
Subprogram: SAS
Region: Headquarters
Start Date: 1989-03-12 00:00:00
Completion Date: 1989-03-12 00:00:00
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: Site added to database

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 55

DIST/DIR: 0.02 SW

MAP ID: 5

NAME: NUDELMAN & SON INC.
ADDRESS: 2707 NW NELA ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI966
ID2: OR027744093
STATUS: SUSPECT
PHONE:

CONTACT:

Agency: Department of Environmental Quality
Subprogram: SAS
Region: Headquarters
Start Date: 1989-06-08 00:00:00
Completion Date:
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: No Further Remedial Action Planned under Federal program
Agency: Environmental Protection Agency
Subprogram:
Region:
Start Date: 1989-05-19 00:00:00
Completion Date: 1989-05-19 00:00:00
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: BASIC PRELIMINARY ASSESSEMENT
Agency: Department of Environmental Quality
Subprogram: SAS
Region: Headquarters
Start Date: 1989-03-13 00:00:00
Completion Date: 1989-06-08 00:00:00
Rank Value: 0
FRT Action Priority:
Comments: Federal.

Administrative Action: Site Screening recommended (EV)
Agency: Department of Environmental Quality
Subprogram: SAS
Region: Northwest Region
Start Date: 2004-06-21 00:00:00
Completion Date: 2004-06-21 00:00:00
Rank Value:
FRT Action Priority: 0
Comments: Due to length of time since DEQ completed the PA.

PERMIT INFORMATION

OPERATIONS INFORMATION

Years of Operation:
Status: Unknown
Comment:

HAZARDOUS SUBSTANCE RELEASED

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 55

DIST/DIR: 0.02 SW

MAP ID: 5

NAME: NUDELMAN & SON INC.
ADDRESS: 2707 NW NELA ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESCI966
ID2: OR027744093
STATUS: SUSPECT
PHONE:

AGENCY COMMENTS ON HAZARDS RELEASED

CONTAMINATION

DATA SOURCES

DISPOSALS

GENERAL SITE DESCRIPTION

HAZARDOUS SUBSTANCE/WASTE TYPES

HEALTH THREATS

LAND USE (CURRENT/REASONABLY LIKELY)

MANNER OF RELEASE

MEDIA CONTAMINATION

PATHWAYS & OTHER HAZARDS

PROJECT ACTIVITY STATUS

PROJECT ISSUES SUMMARY

PROJECT TYPE

QUARTERLY PLANNING SUMMARY

REMEDIAL ACTION PA transmitted to owner/operator 6/8/89.

RESIDUAL RISK ASSESSMENT

SITE CONTACTS

SITE LOCATION

SITE OWNERSHIP

SUBSTANCES OF CONCERN

WATER USE (CURRENT/REASONABLY LIKELY)

SAMPLING RESULTS

STUDY AREA INFORMATION

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 77

DIST/DIR: 0.02 SW

MAP ID: 5

NAME: S J NUDELMAN & SON INC
ADDRESS: 2707 NW NELA ST
PORTLAND OR 97210

REV: 10/15/05
ID1: 11232
ID2:
STATUS:
PHONE: (503)226-4051

CONTACT: S J NUDELMAN, OWNER

Number of Permitted Tanks:

Number of Active Tanks:

Number of Decommissioned Tanks:

2

Number of All Tanks:

2

Permittee Name:

S J NUDELMAN, OWNER

Permittee Phone:

(503)226-4051

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 21

DIST/DIR: 0.06 SW

MAP ID: 37

NAME: DARWORTH CO
ADDRESS: 2801 NW NELA ST
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD980977714
ID2:
STATUS: NLR
PHONE:

CONTACT:

SITE INFORMATION

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

NAIC INFORMATION

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 3/29/1985
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S
DETERMINED: 12/12/1984 **DETERMINED BY:** S
CITATION:
RESOLVED: 4/30/1985
TYPE: GOR

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 116

DIST/DIR: 0.07 SW

MAP ID: 82

NAME: KING CYCLE GROUP
ADDRESS: 2801 NW NELA ST
PORTLAND OR 97210
MULTNOMAH
CONTACT: MATT O'ROURKE

REV: 12/10/05
ID1: ORQ000023397
ID2:
STATUS: VGN
PHONE: (530) 275-7600

SITE INFORMATION

CONTACT INFORMATION: MATT O'ROURKE
2801 NW NELA ST
PORTLAND OR 97210

PHONE: (530) 275-7600

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

336991 - MOTORCYCLE, BICYCLE, AND PARTS MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 18

DIST/DIR: 0.07 SW

MAP ID: 31

NAME: TRIMET PARATRANSIT MAINTENANCE
ADDRESS: 2800 NW NELA ST
PORTLAND OR 97210

REV: 12/10/05
ID1: OR0000564930
ID2:
STATUS: VGN
PHONE: (503)802-8092

CONTACT: GARY THOMSON

SITE INFORMATION

CONTACT INFORMATION: JACK LINDQUIST
2800 NW NELA ST
PORTLAND OR 97210-1716

PHONE: 503 802-8090

CONTACT INFORMATION: SANDRA HOBBS MOREY
4012 SE 17TH AVE
PORTLAND OR 97202

PHONE: (503) 962-2470

CONTACT INFORMATION: JACK LINDQUIST
2800 NW NELA ST
PORTLAND OR 97210-1716

PHONE: (503)802-8090

CONTACT INFORMATION: GARY THOMSON
2800 NW NELA ST
PORTLAND OR 97210-1716

PHONE: (503)802-8092

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ---

PREM WRKLD: ---
CLOSURE WRKLD: ---
P C WRKLD: ---
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 18

DIST/DIR: 0.07 SW

MAP ID: 31

NAME: TRIMET PARATRANSIT MAINTENANCE
ADDRESS: 2800 NW NELA ST
PORTLAND OR 97210

REV: 12/10/05
ID1: OR0000564930
ID2:
STATUS: VGN
PHONE: (503)802-8092

CONTACT: GARY THOMSON

485111 - MIXED MODE TRANSIT SYSTEMS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

NONE

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 20

DIST/DIR: 0.08 NE

MAP ID: 33

NAME: AMERICAN BANK STATIONERY CO
ADDRESS: 3217 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD089455422
ID2:
STATUS: NLR
PHONE:

CONTACT:

SITE INFORMATION

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

NAIC INFORMATION

323110 - COMMERCIAL LITHOGRAPHIC PRINTING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 15

DIST/DIR: 0.09 NE

MAP ID: 22

NAME: MEDALLION INDUSTRIES INC
ADDRESS: 3247 NW YEON
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD063455406
ID2:
STATUS: VGN
PHONE: (503) 221-0170

CONTACT: JULIE NIX

SITE INFORMATION

CONTACT INFORMATION: JULIE NIX
3247 NW YEON
PORTLAND OR 97210

PHONE: (503) 221-0170

CONTACT INFORMATION: JULIE NIX
3247 NW YEON ST
PORTLAND OR 97210

PHONE: (503) 221-0170

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ---

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

PREM WRKLD: ---
CLOSURE WRKLD: ---
P C WRKLD: ---
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

NAIC INFORMATION

32191 - MILLWORK ✓

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT-~~Condensed from waste~~ **Condensed from waste** BEING, BEFORE

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 15

DIST/DIR: 0.09 NE

MAP ID: 22

NAME: MEDALLION INDUSTRIES INC
ADDRESS: 3247 NW YEON
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD063455406
ID2:
STATUS: VGN
PHONE: (503) 221-0170

CONTACT: JULIE NLX

USE, A TO
THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER,
METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/ BLENDS
CONTAINING, B
IGNITABLE WASTE

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 22

DIST/DIR: 0.09 NE

MAP ID: 38

NAME: LIQUID AIR CORP PORTLAND
ADDRESS: 3200 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD049797087
ID2:
STATUS: NLR
PHONE:

CONTACT:

SITE INFORMATION

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

ND - (N) Accidents

NAIC INFORMATION

32512 - INDUSTRIAL GAS MANUFACTURING
42183 - INDUSTRIAL MACHINERY AND EQUIPMENT WHOLESALERS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

VIOLATION NUMBER:	0001	RESPONSIBLE:	S
DETERMINED:	4/1/1991	DETERMINED BY:	S
CITATION:	OAR-340-102-041		
RESOLVED:	4/18/1991		
TYPE:	GRR		

HAZARDOUS WASTE INFORMATION:

CORROSIVE WASTE

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 28

DIST/DIR: 0.09 NE

MAP ID: 44

NAME: WILBUR ELLIS CO
ADDRESS: 3145 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD001674456
ID2:
STATUS: NLR
PHONE: (503) 227-3525

CONTACT: MARK HANSEN

SITE INFORMATION

CONTACT INFORMATION: MARILYN CRAMER
4206 MAIN ST STE B
UNION GAP WA 98903

PHONE: (209) 248-3877

CONTACT INFORMATION: K TATE
PO BOX 3381
PORTLAND OR 97208

PHONE: 5032286281

CONTACT INFORMATION: MARK HANSEN
PO BOX 8838
PORTLAND OR 97208

PHONE: (503) 227-3525

ND - TOO FAR
NE

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

NAIC INFORMATION

42291 - FARM SUPPLIES WHOLESALERS

ENFORCEMENT INFORMATION:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 28

DIST/DIR: 0.09 NE

MAP ID: 44

NAME: WILBUR ELLIS CO
ADDRESS: 3145 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD001674456
ID2:
STATUS: NLR
PHONE: (503) 227-3525

CONTACT: MARK HANSEN

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

CORROSIVE WASTE
BENZENE, 1,1 -(2,2,2-TRICHLOROETHYLIDENE)BIS<4-METHOXY- (OR) METHOXYCHLOR
LAB PACK
IGNITABLE WASTE
CARBON TETRACHLORIDE (OR) METHANE, TETRACHLORO-
2,4-D, SALTS & ESTERS (OR) ACETIC ACID, (2,4-DICHLOROPHENOXY)-, SALTS & ESTERS

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 78

DIST/DIR: 0.09 NE

MAP ID: 38

NAME: SCHNITZER INVESTMENT CORP.
ADDRESS: 3200 NW YEON AVE
PORTLAND OR 97210

REV: 10/15/05
ID1: 6306
ID2:
STATUS:
PHONE: (503) 224-9900

CONTACT: LINDA M. WAKEFIELD, VICE PRESIDENT

Number of Permitted Tanks:

Number of Active Tanks:

Number of Decommissioned Tanks:

Number of All Tanks:

Permittee Name:

Permittee Phone:

1

5

LINDA M. WAKEFIELD, VICE PRESIDENT
(503) 224-9900

ND

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 13

DIST/DIR: 0.09 NW

MAP ID: 20

NAME: INK SYSTEMS INC
ADDRESS: 3255 NW YEON
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD982657124
ID2:
STATUS: VGN
PHONE: (503) 248-9000

CONTACT: AL NIEMAN

SITE INFORMATION

CONTACT INFORMATION: AL NIEMAN
3255 NW YEON STREET
PORTLAND OR 97210

PHONE: (503) 248-9000

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

NAIC INFORMATION

32591 - PRINTING INK MANUFACTURING ✓

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

SOLVENT WASHES AND SLUDGES, CAUSTIC WASHES AND SLUDGES, OR WATER WASHES AND SLUDGES FROM CLEANING TUBS
AND EQUIPMENT USED IN THE FORMULATION OF INK FROM PIGMENTS, DRIERS, SOAPS, AND STABILIZERS CONTAINING
CHROMIUM AND LEAD.

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 25

DIST/DIR: 0.09 NW

MAP ID: 41

NAME: RICHARDSON INK CO
ADDRESS: 3259 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD000408609
ID2:
STATUS: NLR
PHONE:

CONTACT:

SITE INFORMATION

UNIVERSE INFORMATION:

SNC:	N - NO
BOYSNC:	N - NO
GPRA PERMIT:	N - NO
GPRA POSTCLOSURE:	N - NO
GPRA CA:	N - NO
GPRA CME:	N - NO
PERM PROG:	----

SUBJCA NON TSD:	N - NO
CA WRKLD:	N - NO
GEN STATUS:	N

PREM WRKLD:	----
CLOSURE WRKLD:	----
P C WRKLD:	----
SUBJCA:	N - NO
SUBJCA TSD 3004:	N - NO

NAIC INFORMATION

32592 - EXPLOSIVES MANUFACTURING

NV

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 89

DIST/DIR: 0.10 NE

MAP ID: 26

NAME: FRED N. BAY NEWS CO
ADDRESS: 3155 NW YEON
PORTLAND OR 97210

REV: 01/28/04
ID1: 26-90-0160
ID2:
STATUS:
PHONE:

CONTACT:

REGION: NWR
CLEANUP START DATE: 12-Mar-90
CLEANUP END DATE: 23-Nov-90
SITE WORK COMPLETION DATE: 12-Mar-90

NO / TOO FAR (NE)

RCRA GENERATOR SITE

SEARCH ID: 17

DIST/DIR: 0.10 NE

MAP ID: 26

NAME: ROSE CITY DINER
ADDRESS: 3155 NW YEON
PORTLAND OR 97210
MULTNOMAH
CONTACT: SONIA ANDRUS

REV: 2/14/05
ID1: ORQ000018747
ID2:
STATUS: VGN
PHONE: 5032227147

SITE INFORMATION

UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

5812 - RETAIL TRADE - EATING PLACES

NO

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 26

DIST/DIR: 0.10 NE

MAP ID: 26

NAME: ROSE CITY DINER
ADDRESS: 3155 NW YEON
PORTLAND OR 97210
MULTNOMAH
CONTACT: SONIA ANDRUS

REV: 12/10/05
ID1: ORQ000018747
ID2:
STATUS: NLR
PHONE: 503 222-7147

SITE INFORMATION

CONTACT INFORMATION: BONNIE GOLDFINCH
3155 NW YEON
PORTLAND OR 97210

PHONE: 503 222-7147

CONTACT INFORMATION: SONIA ANDRUS
3617 SE 17TH AVE
PORTLAND OR 97202

PHONE: 503 222-7147

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

NAIC INFORMATION

722 - FOOD SERVICES AND DRINKING PLACES

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 72

DIST/DIR: 0.10 NE

MAP ID: 26

NAME: FRED N BAY NEWS CO
ADDRESS: 3155 NW YEON AVE
PORTLAND OR 97210

REV: 10/15/05
ID1: 1956
ID2:
STATUS:
PHONE: (503)228-0251

CONTACT: AL FISCHER, FLEET MECHANIC

Number of Permitted Tanks:

Number of Active Tanks:

Number of Decommissioned Tanks:

Number of All Tanks:

Permittee Name:

Permittee Phone:

5

5

AL FISCHER, FLEET MECHANIC

(503)228-0251

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 24

DIST/DIR: 0.12 NW

MAP ID: 40

NAME: PUREFORMS INC
ADDRESS: 3319 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD987185725
ID2:
STATUS: NLR
PHONE: (503) 227-1358

CONTACT: ALLEN R. BUNTJER

SITE INFORMATION

CONTACT INFORMATION: ALLEN R. BUNTJER
3319 NW YEON
PORTLAND OR 97210

PHONE: (503) 227-1358

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

NAIC INFORMATION

3261 - PLASTICS PRODUCT MANUFACTURING
32614 - POLYSTYRENE FOAM PRODUCT MANUFACTURING

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 9/17/1990
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 10/29/1990
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S
DETERMINED: 9/6/1990 **DETERMINED BY:** S
CITATION:
RESOLVED: 12/12/1990
TYPE: GOR

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 24

DIST/DIR: 0.12 NW

MAP ID: 40

NAME: PUREFORMS INC
ADDRESS: 3319 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD987185725
ID2:
STATUS: NLR
PHONE: (503) 227-1358

CONTACT: ALLEN R. BUNTJER

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA NLR SITE

SEARCH ID: 27

DIST/DIR: 0.12 NW

MAP ID: 43

NAME: SINCLAIR AND VALENTINE CO INC
ADDRESS: 3100 NW 29TH AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD071818090
ID2:
STATUS: NLR
PHONE: NO DATA ENTERED

CONTACT: MARK SCHWACH

SITE INFORMATION

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

NONE

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SPILLS SITE

SEARCH ID: 70

DIST/DIR: 0.12 NW

MAP ID: 43

NAME: RESP. CO.: ECONOMY TIRE
ADDRESS: 3100 NW 29TH AVE
PORTLAND OR 97210
MULTNOMAH
CONTACT: SPECTRUM INC

REV: 01/13/99
ID1: FM:02-291-870065
ID2:
STATUS:
PHONE:

GENERAL INFORMATION

OFSM Incident Report # (dept. # & fire marshals #): 02-291-870065
Fire Marshals Office Incident Report Number: 870065
Agency Report Number: 87-28562
Date of Incident: 08/26/1987
District of Incident: PORTLAND
County: MULTNOMAH
Department Responding: PORTLAND FIRE BUREAU
State Hazmat Team (if applicable):
Hazmat Local (if applicable):
Hazmat Log Number:

PERSON MAKING REPORT

Name & Title: PERRY SIGLER LT. HM-16
Agency & Agency ID: 02291
Phone Number: 503-243-7946

PARTY (ies)

Responsible Party(ies): SPECTRUM INC
Company: ECONOMY TIRE
Address: 3100 NW 29TH AVE PORTLAND, 97210
Phone Number 1:
Phone Number 2:

SCENE TYPE

Public Road: No
Public Structure: Yes
Public Land: No
Forest: No
Private Road: No
Private Structure: No
Private Land: No
Waterway: No
Other (list):

AREA TYPE

Industrial:	No	Residential:	No
Forest:	No	Commercial:	Yes
Rural/Agricultural:	No	Other:	No

AGENCIES RESPONDING (# of units)

Police:	0	Public Works:	0
Ambulance:	0	State Agency:	0
Federal Agency:	0	Railroad:	0
State Regional Hazmat Team:	0		
DEQ:	0		
Other:	0		
Other:			

ACTION TAKEN AT THE SCENE

Secure Area:	Yes	Crowd Control:	Yes
Containment:	No	Hot Zone Determined:	No
On-Site EMS:	No	Transport Pt.:	No

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SPILLS SITE

SEARCH ID: 70

DIST/DIR: 0.12 NW

MAP ID: 43

NAME: RESP. CO.: ECONOMY TIRE
ADDRESS: 3100 NW 29TH AVE
PORTLAND OR 97210
MULTNOMAH
CONTACT: SPECTRUM INC

REV: 01/13/99
ID1: FM:02-291-870065
ID2:
STATUS:
PHONE:

Activate OERS:	<i>No</i>	Traffic Control:	<i>No</i>
Extinguishment:	<i>Yes</i>	Identify Hazmat:	<i>No</i>
Evacuation:	<i>Yes</i>	Decontaminate:	<i>No</i>
Evaluate:	<i>No</i>	Clean-up:	<i>No</i>
Pub Info Rel:	<i>Yes</i>	Remove Hazard:	<i>No</i>

SOURCE OF INCIDENT

Commercial Vehicle:	<i>No</i>	Drug Lab:	<i>No</i>
Car:	<i>No</i>	Fixed Facility:	<i>Yes</i>
Train:	<i>No</i>	Pipeline:	<i>No</i>
Ship:	<i>No</i>	Aircraft:	<i>No</i>
Other:	<i>No</i>		
Other Description:			

MATERIAL INVOLVED

Fuel:	<i>No</i>	Cargo:	<i>No</i>
Product:	<i>Yes</i>	Waste Material:	<i>No</i>

CAUSE OF INCIDENT

During Delivery Shipment:	<i>No</i>	Normal Operation:	<i>No</i>
During Fire/Explosion:	<i>Yes</i>	During Storage:	<i>No</i>
Excavation:	<i>No</i>	Rail Car Connect:	<i>No</i>
MVA:	<i>No</i>	During Manufacture:	<i>No</i>
Unauthorized Release:	<i>No</i>	Derailment:	<i>No</i>
During Repair:	<i>No</i>	Abandoned/Parked:	<i>No</i>
In Transit:	<i>No</i>	Docked:	<i>No</i>
Material Not Released:	<i>No</i>		

HAZMAT BEHAVIOR ON RELEASE

Inert/No Reaction:	<i>No</i>	Caused Fire:	<i>No</i>
Entered Waterway:	<i>No</i>	Contributed to Fire:	<i>Yes</i>
Became Airborne:	<i>No</i>	Caused Explosion:	<i>No</i>
Contaminated Area:	<i>No</i>	Contributed to Explosion:	<i>No</i>
Other:	<i>Yes</i>		
Other:			

CHEMICAL INFORMATION (if blank below, no info. reported)

Chemical/Trade Name 1: TOLUENE			
Number of Containers: 2			
Size of Containers: 55			
Amount at Risk: LBS: 0	Gallons:	Cubic Feet: 0	
Amount Released: LBS: 0	Gallons:	Cubic Feet: 0	
 Chemical/Trade Name 2: ISOPROPYL ALCOHOL			
Number of Containers: 1			
Size of Containers: 55			
Amount at Risk: LBS: 0	Gallons:	Cubic Feet: 0	
Amount Released: LBS: 0	Gallons:	Cubic Feet: 0	
 Chemical/Trade Name 3: INK			
Number of Containers: 0			
Amount at Risk: LBS: 0	Gallons:	Cubic Feet: 0	
Amount Released: LBS: 0	Gallons:	Cubic Feet: 0	

Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SPILLS SITE

SEARCH ID: 70

DIST/DIR: 0.12 NW

MAP ID: 43

NAME: RESP. CO.: ECONOMY TIRE
ADDRESS: 3100 NW 29TH AVE
PORTLAND OR 97210
MULTNOMAH
CONTACT: SPECTRUM INC

REV: 01/13/99
ID1: FM:02-291-870065
ID2:
STATUS:
PHONE:

Chemical/Trade Name 4:

Number of Containers:

Amount at Risk: LBS: 0

Amount Released: LBS: 0

Size of Containers:

Gallons:

Cubic Feet: 0

Gallons:

Cubic Feet: 0

Chemical/Trade Name 5:

Number of Containers:

Amount at Risk: LBS: 0

Amount Released: LBS: 0

Size of Containers:

Gallons:

Cubic Feet: 0

Gallons:

Cubic Feet: 0

ESTIMATED PROPERTY LOSS

Vehicle & Cargo:

0

Fixed Property:

0

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 71

DIST/DIR: 0.12 NW

MAP ID: 65

NAME: 29TH AVE CARDLOCK
ADDRESS: 3037 NW 29TH AVE
PORTLAND OR 97210

REV: 10/15/05
ID1: 3617
ID2:
STATUS:
PHONE: (503) 588-0455

CONTACT: ROBERT FORREST

Number of Permitted Tanks: 4
Number of Active Tanks: 4
Number of Decommissioned Tanks:
Number of All Tanks: 4
Permittee Name: ROBERT FORREST
Permittee Phone: (503) 588-0455

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 82

DIST/DIR: 0.15 NE

MAP ID: 35

NAME: BELTSERVICE AHOT
ADDRESS: 3055 NW YEON
PORTLAND OR 97210

REV: 01/28/04
ID1: 26-93-6041
ID2:
STATUS:
PHONE:

CONTACT:

REGION: NWR
CLEANUP START DATE: 16-Jun-93
CLEANUP END DATE: 20-Jul-94
SITE WORK COMPLETION DATE: 29-Oct-93

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 93

DIST/DIR: 0.15 NW

MAP ID: 73

NAME: GRINNELL SUPPLY SALES CO.
ADDRESS: 3240 NW 29TH
PORTLAND OR 97210

REV: 01/28/04
ID1: 26-96-0134
ID2:
STATUS:
PHONE:

CONTACT:

REGION: NWR
CLEANUP START DATE: 6-Mar-96
CLEANUP END DATE: 30-Oct-96
SITE WORK COMPLETION DATE: 18-Jun-96

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 19

DIST/DIR: 0.15 SW

MAP ID: 32

NAME: WEST COAST WIRE ROPE AND RIGGI
ADDRESS: 2900 NW 29TH AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD009762642
ID2:
STATUS: VGN
PHONE: (503) 228-9353

CONTACT: TIM HEATH

SITE INFORMATION

CONTACT INFORMATION: TIM HEATH
PO BOX 5999
PORTLAND OR 97228

PHONE: (503) 228-9353

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

332618 - OTHER FABRICATED WIRE PRODUCT MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

NONE

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 14

DIST/DIR: 0.16 NE

MAP ID: 21

NAME: LINCOLN & ALLEN COMPANY
ADDRESS: 3033 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORQ000013565
ID2:
STATUS: VGN
PHONE: 503 223-2035

CONTACT: MIKE HOPKINS

SITE INFORMATION

CONTACT INFORMATION: MARK R. BOTTOMLY
PO BOX 10745
PORTLAND OR 97296-0745

PHONE: (503) 223-2035

CONTACT INFORMATION: MIKE HOPKINS
3033 NW YEON
PORTLAND OR 97210

PHONE: 503 223-2035

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

323121 - TRADEBINDING AND RELATED WORK

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

NONE

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 11

DIST/DIR: 0.16 NW

MAP ID: 2

NAME: HERCULES INC
ADDRESS: 3366 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD009058314
ID2:
STATUS: SGN
PHONE: (503) 224-1200,

CONTACT: JOHN A PREVOST

SITE INFORMATION

CONTACT INFORMATION: JOHN PREVOST
3366 N.W. YEON AVENUE
PORTLAND OR 97210-1526

PHONE: (503) 224-1200,

CONTACT INFORMATION: EUGENE TROTTER
3366 N.W. YEON AVENUE
PORTLAND OR 97210-1526

PHONE: (503) 224-1200

CONTACT INFORMATION: E PRESTON TROTTER
3366 N.W. YEON AVENUE
PORTLAND OR 97210-1526

PHONE: (503) 224-1200

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

NAIC INFORMATION

325211 - PLASTICS MATERIAL AND RESIN MANUFACTURING
325191 - GUM AND WOOD CHEMICAL MANUFACTURING

ENFORCEMENT INFORMATION:

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 11

DIST/DIR: 0.16 NW

MAP ID: 2

NAME: HERCULES INC
ADDRESS: 3366 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD009058314
ID2:
STATUS: SGN
PHONE: (503) 224-1200,

CONTACT: JOHN A PREVOST

AGENCY: S - STATE **DATE:** 4/16/1997
TYPE: 213 - INITIAL 3008(A) CP/CO ORDER

AGENCY: S - STATE **DATE:** 2/24/1997
TYPE: 121 - NOTICE OF NONCOMPLIANCE

AGENCY: S - STATE **DATE:** 10/12/1992
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S
DETERMINED: 10/8/1992 **DETERMINED BY:** S
CITATION:
RESOLVED: 11/26/1992
TYPE: DMC

VIOLATION NUMBER: 0002 **RESPONSIBLE:** S
DETERMINED: 2/12/1997 **DETERMINED BY:** S
CITATION:
RESOLVED: 5/12/1997
TYPE: DMC

VIOLATION NUMBER: 0003 **RESPONSIBLE:** S
DETERMINED: 2/12/1997 **DETERMINED BY:** S
CITATION:
RESOLVED: 5/12/1997
TYPE: DMC

VIOLATION NUMBER: 0004 **RESPONSIBLE:** S
DETERMINED: 2/12/1997 **DETERMINED BY:** S
CITATION:
RESOLVED: 5/12/1997
TYPE: DMC

HAZARDOUS WASTE INFORMATION:

IGNITABLE WASTE
TRICHLOROETHYLENE
THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL,
PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE
USE, A TO
TETRACHLOROETHYLENE
METHYL ETHYL KETONE
LEAD
BENZENE
CORROSIVE WASTE
EPICHLOROHYDRIN (OR) OXIRANE, (CHLOROMETHYL)-
FORMALDEHYDE
FORMIC ACID (C,T)
THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ALCOHOL, ETHYL ETHER,

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 11

DIST/DIR: 0.16 NW

MAP ID: 2

NAME: HERCULES INC
ADDRESS: 3366 NW YEON AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORD009058314
ID2:
STATUS: SGN
PHONE: (503) 224-1200,

CONTACT: JOHN A PREVOST

METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/ BLENDS CONTAINING, B

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 4

DIST/DIR: 0.16 NW

MAP ID: 9

NAME: ANVIL INTL INC
ADDRESS: 3240 NW 29TH AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORQ000001750
ID2:
STATUS: VGN
PHONE: 503 223-7101

CONTACT: KATHY OLSEN

SITE INFORMATION

CONTACT INFORMATION: NO DATA ENTERED NO DATA ENTERED
3240 NW 29TH AVE
PORTLAND OR 97296

PHONE: (503) 223-7101

CONTACT INFORMATION: KATHY OLSEN
PO BOX 10206
PORTLAND OR 97296

PHONE: 503 223-7101

CONTACT INFORMATION: KAY DASCH
PO BOX 10206
PORTLAND OR 97296

PHONE: (503) 223-7101

CONTACT INFORMATION: KATHY OLSEN
3240 NW 29TH AVE
PORTLAND OR 97210

PHONE: 503 223-7101

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ---

PREM WRKLD: ---
CLOSURE WRKLD: ---
P C WRKLD: ---
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 4

DIST/DIR: 0.16 NW

MAP ID: 9

NAME: ANVIL INTL INC
ADDRESS: 3240 NW 29TH AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORQ000001750
ID2:
STATUS: VGN
PHONE: 503 223-7101

CONTACT: KATHY OLSEN

332116 - METAL STAMPING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

NONE

Environmental FirstSearch **Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE																															
SEARCH ID: 46	DIST/DIR: 0.16 NW																														
MAP ID: 2																															
NAME: HERCULES INC. ADDRESS: 3366 NW YEON AVE PORTLAND OR 97210 MULT CONTACT:	REV: 10/02/05 ID1: ESCI988 ID2: OR009058314 STATUS: SUSPECT PHONE:																														
<p><u>Alias Name</u></p> <p><u>GENERAL SITE INFORMATION:</u></p> <table style="width:100%;"> <tr><td>NPL Site:</td><td align="right">0</td></tr> <tr><td>CERCLIS ID:</td><td align="right">009058314</td></tr> <tr><td>Investigative Status:</td><td align="right">Suspect</td></tr> <tr><td>Orphan Site:</td><td align="right">0</td></tr> <tr><td>Study Area:</td><td align="right">0</td></tr> <tr><td>Size Of Site:</td><td align="right">7.3 acres</td></tr> <tr><td>Tax Lots:</td><td align="right">200 and 201</td></tr> <tr><td>Township/Range Coordinates:</td><td align="right">1.00/1.00</td></tr> <tr><td>Section/Quarter Section Coordinates:</td><td align="right">29/AB</td></tr> <tr><td>Agency Latitude Coordinate:</td><td align="right">45.5463</td></tr> <tr><td>Agency Longitude Coordinate:</td><td align="right">-122.7097</td></tr> </table> <p><u>ADMINISTRATIVE ACTIONS</u></p> <table style="width:100%;"> <tr> <td style="vertical-align: top;"> Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments: </td> <td style="vertical-align: top;"> <i>Site added to CERCLIS</i> <i>Environmental Protection Agency</i> 1979-07-01 00:00:00 0 </td> </tr> <tr> <td style="vertical-align: top;"> Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments: </td> <td style="vertical-align: top;"> <i>Refer to RCRA Program</i> <i>Department of Environmental Quality</i> <i>RCR</i> <i>Northwest Region</i> 1988-04-12 00:00:00 0 </td> </tr> <tr> <td style="vertical-align: top;"> Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments: </td> <td style="vertical-align: top;"> <i>Site added to database</i> <i>Department of Environmental Quality</i> <i>SAS</i> 1988-04-11 00:00:00 0 </td> </tr> <tr> <td style="vertical-align: top;"> Administrative Action: </td> <td style="vertical-align: top;"> <i>EPA Preliminary Assessment 2</i> </td> </tr> </table>		NPL Site:	0	CERCLIS ID:	009058314	Investigative Status:	Suspect	Orphan Site:	0	Study Area:	0	Size Of Site:	7.3 acres	Tax Lots:	200 and 201	Township/Range Coordinates:	1.00/1.00	Section/Quarter Section Coordinates:	29/AB	Agency Latitude Coordinate:	45.5463	Agency Longitude Coordinate:	-122.7097	Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Site added to CERCLIS</i> <i>Environmental Protection Agency</i> 1979-07-01 00:00:00 0 	Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Refer to RCRA Program</i> <i>Department of Environmental Quality</i> <i>RCR</i> <i>Northwest Region</i> 1988-04-12 00:00:00 0 	Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Site added to database</i> <i>Department of Environmental Quality</i> <i>SAS</i> 1988-04-11 00:00:00 0 	Administrative Action:	<i>EPA Preliminary Assessment 2</i>
NPL Site:	0																														
CERCLIS ID:	009058314																														
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Administrative Action:	<i>EPA Preliminary Assessment 2</i>																														

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 46

DIST/DIR: 0.16 NW

MAP ID: 2

NAME: HERCULES INC.
ADDRESS: 3366 NW YEON AVE
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI988
ID2: OR009058314
STATUS: SUSPECT
PHONE:

CONTACT:

Agency: *Environmental Protection Agency*
Subprogram:
Region:
Start Date: *1988-03-21 00:00:00*
Completion Date: *1988-03-22 00:00:00*
Rank Value: *0*
FRT Action Priority:
Comments:

Administrative Action: *Site Screening recommended (EV)*
Agency: *Department of Environmental Quality*
Subprogram: *SAS*
Region:
Start Date: *1994-02-12 00:00:00*
Completion Date: *1994-02-12 00:00:00*
Rank Value: *0*
FRT Action Priority:
Comments:

Administrative Action: *No Further Remedial Action Planned under Federal program*
Agency: *Environmental Protection Agency*
Subprogram:
Region:
Start Date: *1988-03-22 00:00:00*
Completion Date: *1988-03-22 00:00:00*
Rank Value: *0*
FRT Action Priority:
Comments:

Administrative Action: *EPA Basic Preliminary Assessment*
Agency: *Environmental Protection Agency*
Subprogram:
Region:
Start Date: *1983-11-01 00:00:00*
Completion Date: *1984-09-28 00:00:00*
Rank Value: *0*
FRT Action Priority:
Comments:

PERMIT INFORMATION

Permit Number: *100588*
Agency Name: *DEQ/WQ*
Comments:

Permit Number: *26-1841*
Agency Name: *DEQ/AQ*
Comments:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 46

DIST/DIR: 0.16 NW

MAP ID: 2

NAME: HERCULES INC.
ADDRESS: 3366 NW YEON AVE
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI988
ID2: OR009058314
STATUS: SUSPECT
PHONE:

CONTACT:

Permit Number: 009058314
Agency Name: DEQ/RCRA
Comments:

OPERATIONS INFORMATION

Years of Operation: 1931 to present
Status: Active
Comment:
Industrial chemical manufacturing (resins, plastics, & fatty acids).

HAZARDOUS SUBSTANCE RELEASED

AGENCY COMMENTS ON HAZARDS RELEASED

CONTAMINATION No evidence of a confirmed release of hazardous substances.

DATA SOURCES Remedial Action CERCLIS file and interview with George Davis/NWR; EPA CERCLA Preliminary Assessment and Site Inspection.

DISPOSALS

GENERAL SITE DESCRIPTION

HAZARDOUS SUBSTANCE/ASTE TYPES

HEALTH THREATS

LAND USE (CURRENT/REASONABLY LIKELY)

MANNER OF RELEASE

MEDIA CONTAMINATION

PATHWAYS & OTHER HAZARDS

PROJECT ACTIVITY STATUS

PROJECT ISSUES SUMMARY

PROJECT TYPE

QUARTERLY PLANNING SUMMARY

REMEDIAL ACTION

RESIDUAL RISK ASSESSMENT

SITE CONTACTS

SITE LOCATION

SITE OWNERSHIP

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 46

DIST/DIR: 0.16 NW

MAP ID: 2

NAME: HERCULES INC.
ADDRESS: 3366 NW YEON AVE
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI988
ID2: OR009058314
STATUS: SUSPECT
PHONE:

CONTACT:

SUBSTANCES OF CONCERN

WATER USE (CURRENT/REASONABLY LIKELY)

SAMPLING RESULTS

STUDY AREA INFORMATION

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 74

DIST/DIR: 0.16 NW

MAP ID: 9

NAME: GRINNELL CORP.
ADDRESS: 3240 NW 29TH AVE
PORTLAND OR 97210

REV: 10/15/05
ID1: 6830
ID2:
STATUS:
PHONE: (503) 223-7101

CONTACT: B.J. ASHER, WAREHOUSE MANAGER

Number of Permitted Tanks:

Number of Active Tanks:

Number of Decommissioned Tanks:

Number of All Tanks:

Permittee Name:

Permittee Phone:

1

1

B.J. ASHER, WAREHOUSE MANAGER

(503) 223-7101

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 75

DIST/DIR: 0.16 NW

MAP ID: 2

NAME: HERCULES, INC.
ADDRESS: 3366 NW YEON AVE
PORTLAND OR 97210

REV: 10/15/05
ID1: 523
ID2:
STATUS:
PHONE: (503) 224-1200

CONTACT: JACK L. COALSON, ENVIRONMENTAL COORDNTR.

Number of Permitted Tanks:

Number of Active Tanks:

Number of Decommissioned Tanks:

Number of All Tanks:

Permittee Name:

Permittee Phone:

5

5

JACK L. COALSON, ENVIRONMENTAL COORDNTR.

(503) 224-1200

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 8

DIST/DIR: 0.17 NW

MAP ID: 15

NAME: GENERAL ELECTRIC CO 3259 NW 29TH AVE
ADDRESS: 3259 NW 29TH AVE
PORTLAND OR 97210
MULTNOMAH
CONTACT:

REV: 4/19/01
ID1: ORD991281320
ID2:
STATUS: LGN
PHONE:

SITE INFORMATION

UNIVERSE NAME:

LGN: GENERATES MORE THAN 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 5

DIST/DIR: 0.17 SW

MAP ID: 10

NAME: BENCHMARK CONSTRUCTION COMPANY
ADDRESS: 2850 NW 29TH
PORTLAND OR 97210
MULTNOMAH
CONTACT: CHRIS DEAN

REV: 3/11/02
ID1: ORD987172863
ID2:
STATUS: VGN
PHONE: 5032437944

SITE INFORMATION

CONTACT INFORMATION: ANGELA PEREZ
OFFICE MGR
8120 NE 33RD DR
PORTLAND OR 97211

PHONE: 5032883200

CONTACT INFORMATION: CHRIS DEAN
OWNER/PRES/CONT
2850 NW 29TH AVE
PORTLAND OR 97210

PHONE: 5032437944

UNIVERSE NAME:

VGN: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

1542 - CONSTRUCTION - NONRESIDENTIAL CONSTRUCTION, NEC

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 6

DIST/DIR: 0.20 NE

MAP ID: 11

NAME: CRS DATA SOLUTIONS
ADDRESS: 3315 NW 26TH AVE STE 1
PORTLAND OR 97210
MULTNOMAH
CONTACT: DAVE SNODGRASS

REV: 12/10/05
ID1: ORQ000018606
ID2:
STATUS: VGN
PHONE: 503 228-7624

SITE INFORMATION

CONTACT INFORMATION: SCOTT JOHNSTON
PO BOX 2764
PORTLAND OR 97208

PHONE: 503 228-7624

CONTACT INFORMATION: DAVE SNODGRASS
PO BOX 2764
PORTLAND OR 97208

PHONE: 503 228-7624

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

339943 - MARKING DEVICE MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 85

DIST/DIR: 0.22 NE

MAP ID: 24

NAME: CONSOLIDATED FREIGHT/TRANSCON LINES
ADDRESS: 3182 NW 26TH AVE
PORTLAND OR 97210

REV: 01/28/04
ID1: 26-91-0113
ID2:
STATUS:
PHONE:

CONTACT:

REGION: NWR
CLEANUP START DATE: 12-Mar-91
CLEANUP END DATE: 3-Sep-92
SITE WORK COMPLETION DATE: 3-Sep-92

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 16

DIST/DIR: 0.22 NE

MAP ID: 24

NAME: PENINSULA TRUCK LINES INC
ADDRESS: 3182 NW 26TH AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORQ000004945
ID2:
STATUS: VGN
PHONE: 503 224-7067

CONTACT: TERRY REID

SITE INFORMATION

CONTACT INFORMATION: DALE COLLINS
3182 NW 26TH AVE
PORTLAND OR 97210

PHONE: (503) 224-7067

CONTACT INFORMATION: JOE CAMP SR
3182 NW 26TH AVE
PORTLAND OR 97210

PHONE: (503) 224-7067

CONTACT INFORMATION: TERRY REID
3182 NW 26TH AVE
PORTLAND OR 97210

PHONE: 503 224-7067

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN
100 KG/MONTH OF HAZARDOUS WASTE

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

NAIC INFORMATION

48849 - OTHER SUPPORT ACTIVITIES FOR ROAD TRANSPORTATION

ENFORCEMENT INFORMATION:

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

RCRA GENERATOR SITE

SEARCH ID: 16

DIST/DIR: 0.22 NE

MAP ID: 24

NAME: PENINSULA TRUCK LINES INC
ADDRESS: 3182 NW 26TH AVE
PORTLAND OR 97210

REV: 12/10/05
ID1: ORQ000004945
ID2:
STATUS: VGN
PHONE: 503 224-7067

CONTACT: TERRY REID

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

NONE

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 79

DIST/DIR: 0.22 NE

MAP ID: 24

NAME: TRANSCON LINES
ADDRESS: 3182 NW 26TH AVE
PORTLAND OR 97210

REV: 10/15/05
ID1: 5265
ID2:
STATUS:
PHONE: (503)228-7535

CONTACT: MR. JOHN PRIES, TERMINAL MANAGER

Number of Permitted Tanks:

Number of Active Tanks:

Number of Decommissioned Tanks: 3

Number of All Tanks: 3

Permittee Name: MR. JOHN PRIES, TERMINAL MANAGER

Permittee Phone: (503)228-7535

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 45

DIST/DIR: 0.26 SE

MAP ID: 3

NAME: GUILDS LAKE
ADDRESS: 2615-2619 NW INDUSTRIAL ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI404
ID2: OR987172582
STATUS: LISTED ON THE CRL/INVENTORY
PHONE:

CONTACT:

Alias Name

Marathon - NW Industrial St. Properties

GENERAL SITE INFORMATION:

NPL Site: 0
CERCLIS ID: 987172582
Investigative Status: Listed on the CRL/Inventory
Orphan Site: 0
Study Area: 0
Size Of Site: 11.75 acres
Tax Lots: 700
Township/Range Coordinates: 1.00/1.00
Section/Quarter Section Coordinates: 29/AD
Agency Latitude Coordinate: 45.5411
Agency Longitude Coordinate: -122.7063

ADMINISTRATIVE ACTIONS

Administrative Action: RECORD OF DECISION
Agency: Department of Environmental Quality
Subprogram: SRS
Region: Headquarters
Start Date: 1991-04-01 00:00:00
Completion Date: 1991-08-01 00:00:00
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: OPERATION & MAINTENANCE
Agency: Department of Environmental Quality
Subprogram: SRS
Region: Northwest Region
Start Date: 1995-06-05 00:00:00
Completion Date:
Rank Value: 0
FRT Action Priority: 0
Comments:

Administrative Action: REMEDIAL INVESTIGATION
Agency: Department of Environmental Quality
Subprogram: SRS
Region: Headquarters
Start Date: 1989-02-09 00:00:00
Completion Date: 1990-05-29 00:00:00
Rank Value: 0
FRT Action Priority:
Comments:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE		
SEARCH ID: 45	DIST/DIR: 0.26 SE	MAP ID: 3
<hr/>		
NAME: GUILDS LAKE ADDRESS: 2615-2619 NW INDUSTRIAL ST PORTLAND OR 97210 MULT CONTACT:	REV: 10/02/05 ID1: ESCI404 ID2: OR987172582 STATUS: LISTED ON THE CRL/INVENTORY PHONE:	
<hr/>		
Administrative Action:	<i>Listing Review completed</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SRS</i>	
Region:	<i>Headquarters</i>	
Start Date:	<i>1990-07-29 00:00:00</i>	
Completion Date:	<i>1990-07-30 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>Review for final listing</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SRS</i>	
Region:	<i>Headquarters</i>	
Start Date:	<i>1991-02-24 00:00:00</i>	
Completion Date:	<i>1991-02-25 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>REMEDIAL ACTION</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SRS</i>	
Region:	<i>Northwest Region</i>	
Start Date:	<i>1994-12-04 00:00:00</i>	
Completion Date:	<i>1995-06-05 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>Engineering Control</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SRS</i>	
Region:	<i>Northwest Region</i>	
Start Date:	<i>1991-12-17 00:00:00</i>	
Completion Date:		
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:	<i>asphalt-concrete cap and passive gas venting system</i>	
Administrative Action:	<i>NEGOTIATIONS</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SRS</i>	
Region:	<i>Headquarters</i>	
Start Date:	<i>1991-08-01 00:00:00</i>	
Completion Date:	<i>1991-12-09 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 45

DIST/DIR: 0.26 SE

MAP ID: 3

NAME: GUILDS LAKE
ADDRESS: 2615-2619 NW INDUSTRIAL ST
PORTLAND OR 97210
CONTACT: MULT

REV: 10/02/05
ID1: ESCI404
ID2: OR987172582
STATUS: LISTED ON THE CRL/INVENTORY
PHONE:

Administrative Action: *Institutional Control*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Northwest Region*
Start Date: *1991-12-17 00:00:00*
Completion Date:
Rank Value: 0
FRT Action Priority:
Comments: *maintenance of cap and long-term groundwater and methane gas monitoring*

Administrative Action: *Consent Order*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Headquarters*
Start Date: *1989-02-08 00:00:00*
Completion Date: *1989-02-08 00:00:00*
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *NEGOTIATIONS*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Headquarters*
Start Date: *1989-02-03 00:00:00*
Completion Date: *1989-02-08 00:00:00*
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *SITE EVALUATION*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Headquarters*
Start Date: *1989-02-01 00:00:00*
Completion Date: *1989-02-02 00:00:00*
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *Remedial Investigation/Feasibility Study recommended*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Headquarters*
Start Date: *1989-02-02 00:00:00*
Completion Date: *1989-02-02 00:00:00*
Rank Value: 0

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 45

DIST/DIR: 0.26 SE

MAP ID: 3

NAME: GUILDS LAKE
ADDRESS: 2615-2619 NW INDUSTRIAL ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESCI404
ID2: OR987172582
STATUS: LISTED ON THE CRL/INVENTORY
PHONE:

FRT Action Priority:
Comments:

Administrative Action: *Consent Order*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Headquarters*
Start Date: *1991-12-09 00:00:00*
Completion Date: *1991-12-09 00:00:00*
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *Site added to CERCLIS*
Agency: *Environmental Protection Agency*
Subprogram:
Region:
Start Date: *1989-06-19 00:00:00*
Completion Date:
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *Site added to database*
Agency: *Department of Environmental Quality*
Subprogram: *SAS*
Region: *Headquarters*
Start Date: *1988-11-02 00:00:00*
Completion Date:
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *REMEDIAL DESIGN*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Headquarters*
Start Date: *1991-08-01 00:00:00*
Completion Date: *1995-03-01 00:00:00*
Rank Value: 0
FRT Action Priority:
Comments:

Administrative Action: *Facility proposed for Inventory*
Agency: *Department of Environmental Quality*
Subprogram: *SRS*
Region: *Headquarters*
Start Date: *1990-09-10 00:00:00*

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

TARGET SITE: 2737 NW NELA ST
 PORTLAND OR 97210

JOB: 18360.000

STATE SITE	
SEARCH ID: 45	DIST/DIR: 0.26 SE
MAP ID: 3	
NAME: GUILDS LAKE ADDRESS: 2615-2619 NW INDUSTRIAL ST PORTLAND OR 97210 MULT CONTACT:	REV: 10/02/05 ID1: ESCI404 ID2: OR987172582 STATUS: LISTED ON THE CRL/INVENTORY PHONE:
Completion Date: 1990-09-10 00:00:00 Rank Value: 0 FRT Action Priority: Comments:	
Administrative Action: FEASIBILITY STUDY Agency: Department of Environmental Quality Subprogram: SRS Region: Headquarters Start Date: 1990-05-17 00:00:00 Completion Date: 1991-04-30 00:00:00 Rank Value: 0 FRT Action Priority: Comments:	
Administrative Action: BASIC PRELIMINARY ASSESSEMENT Agency: Department of Environmental Quality Subprogram: SAS Region: Headquarters Start Date: 1991-07-25 00:00:00 Completion Date: 1991-09-10 00:00:00 Rank Value: 0 FRT Action Priority: Comments: Federal.	
Administrative Action: No Further Remedial Action Planned under Federal program Agency: Environmental Protection Agency Subprogram: Region: Start Date: 1991-09-30 00:00:00 Completion Date: 1991-09-30 00:00:00 Rank Value: 0 FRT Action Priority: Comments:	
Administrative Action: Facility proposed for Confirmed Release List Agency: Department of Environmental Quality Subprogram: SRS Region: Headquarters Start Date: 1990-09-10 00:00:00 Completion Date: 1990-09-10 00:00:00 Rank Value: 0 FRT Action Priority: Comments:	
Administrative Action: Owner/operator comments received on listing notification Agency: Department of Environmental Quality Subprogram: SAS	

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE		
SEARCH ID: 45	DIST/DIR: 0.26 SE	MAP ID: 3
<hr/>		
NAME: GUILDS LAKE ADDRESS: 2615-2619 NW INDUSTRIAL ST PORTLAND OR 97210 MULT CONTACT:	REV: 10/02/05 ID1: ESCI404 ID2: OR987172582 STATUS: LISTED ON THE CRL/INVENTORY PHONE:	
<hr/>		
Region:	<i>Headquarters</i>	
Start Date:	<i>1990-10-18 00:00:00</i>	
Completion Date:	<i>1990-10-18 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>Owner/operator comments received on listing notification</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SAS</i>	
Region:	<i>Headquarters</i>	
Start Date:	<i>1990-10-19 00:00:00</i>	
Completion Date:	<i>1990-10-19 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>Facility placed on Confirmed Release List</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SAS</i>	
Region:	<i>Headquarters</i>	
Start Date:	<i>1991-06-21 00:00:00</i>	
Completion Date:	<i>1991-06-21 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>Facility placed on Inventory</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SAS</i>	
Region:	<i>Headquarters</i>	
Start Date:	<i>1991-06-21 00:00:00</i>	
Completion Date:	<i>1991-06-21 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>Proposal for Confirmed Release List recommended</i>	
Agency:	<i>Department of Environmental Quality</i>	
Subprogram:	<i>SRS</i>	
Region:	<i>Headquarters</i>	
Start Date:	<i>1990-07-30 00:00:00</i>	
Completion Date:	<i>1990-07-30 00:00:00</i>	
Rank Value:	<i>0</i>	
FRT Action Priority:		
Comments:		
Administrative Action:	<i>Listing on Confirmed Release List recommended</i>	

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**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE		
SEARCH ID: 45	DIST/DIR: 0.26 SE	MAP ID: 3
<hr/>		
NAME: GUILDS LAKE ADDRESS: 2615-2619 NW INDUSTRIAL ST PORTLAND OR 97210 MULT CONTACT:	REV: 10/02/05 ID1: ESCI404 ID2: OR987172582 STATUS: LISTED ON THE CRL/INVENTORY PHONE:	
<hr/>		
Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Department of Environmental Quality SRS Headquarters 1991-02-25 00:00:00 1991-02-25 00:00:00 0</i>	
<hr/>		
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Listing on Inventory recommended Department of Environmental Quality SRS Headquarters 1991-02-25 00:00:00 1991-02-25 00:00:00 0</i>	
<hr/>		
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Responsible party notified re 11/88 Inventory listing Department of Environmental Quality SAS Headquarters 1988-11-30 00:00:00 0</i>	
<hr/>		
Administrative Action: Agency: Subprogram: Region: Start Date: Completion Date: Rank Value: FRT Action Priority: Comments:	<i>Proposal for Inventory recommended Department of Environmental Quality SRS Headquarters 1990-07-30 00:00:00 1990-07-30 00:00:00 0</i>	
<hr/>		
<u>PERMIT INFORMATION</u>		
<hr/>		
<u>OPERATIONS INFORMATION</u>		
Years of Operation: Status: Comment: Years of Operation: Status:	<i>1909 to late 1940s Inactive Garbage incinerator and landfill Active</i>	

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Environmental FirstSearch

Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 45

DIST/DIR: 0.26 SE

MAP ID: 3

NAME: GUILDS LAKE
ADDRESS: 2615-2619 NW INDUSTRIAL ST
PORTLAND OR 97210
MULT
CONTACT:

REV: 10/02/05
ID1: ESC1404
ID2: OR987172582
STATUS: LISTED ON THE CRL/INVENTORY
PHONE:

Comment:

Warehouses and parking

HAZARDOUS SUBSTANCE RELEASED

Substance: LEAD
Quantity: unknown
Dates: 1909 to late 1940s

Substance: CHROMIUM
Quantity: unknown
Dates: unknown

AGENCY COMMENTS ON HAZARDS RELEASED

Regarding Substance: PA prepared for Marathon U.S. Realities, Inc. (10/25/88); Focused RI prepared for Marathon U.S. Realities, Inc. (1/17/90)
Comment Type: Data Sources
Regarding Substance: Preliminary Assessment prepared for Marathon U.S. Realities, Inc.
Comment Type: Data Sources

CONTAMINATION (2/4/98 DAB/SRS) The site is an 11-acre portion of the 22-acre former Guilds Lake incinerator and landfill site, currently owned by the City of Portland. Incineration and landfilling of municipal garbage occurred at the site from 1909 to the late 1940s. The site is now covered by warehouses and parking lots. A focused Remedial Investigation at the site identified four distinct fill units: dredge fill, landfill debris, incinerator ash, and mixed ash and landfill debris. The total volume was estimated at 3.8 million cubic yards. Contamination from petroleum hydrocarbons and heavy metals was identified. (The incinerator ash was identified as the primary potential source of the metals). Following completion of the Remedial Investigation and Feasibility Study (RI/FS), a Record of Decision (ROD) was signed, requiring capping of the entire site, decommissioning of infiltration basins, regrading of the site, and the installation of a passive gas venting system. Long-term monitoring of the groundwater and methane gas was also required.

DATA SOURCES PA submitted to DEQ-ECD by PRP; 2 reports from owner - Preliminary Assessment of Potential Contamination & Focused Remedial Investigation. EPA CERCLA Preliminary Assessment. Remedial Investigation. NWR SRP files.

DISPOSALS

GENERAL SITE DESCRIPTION

HAZARDOUS SUBSTANCE/WASTE TYPES petroleum, chromium, lead, arsenic, cadmium

HEALTH THREATS Human health threat from exposure to surface soil contaminated with lead addressed through placement of asphalt-concrete cap.

LAND USE (CURRENT/REASONABLY LIKELY)

MANNER OF RELEASE Ash disposal and municipal waste landfill. Possible underground storage tanks. Time of release: 1909 to late 1940s

MEDIA CONTAMINATION

PATHWAYS & OTHER HAZARDS

PROJECT ACTIVITY STATUS

PROJECT ISSUES SUMMARY

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 45

DIST/DIR: 0.26 SE

MAP ID: 3

NAME: GUILDS LAKE
ADDRESS: 2615-2619 NW INDUSTRIAL ST
PORTLAND OR 97210
CONTACT: MULT

REV: 10/02/05
ID1: ESCI404
ID2: OR987172582
STATUS: LISTED ON THE CRL/INVENTORY
PHONE:

PROJECT TYPE

QUARTERLY PLANNING SUMMARY

REMEDIAL ACTION (2/4/98 DAB/SRS) Removal of the petroleum contamination was completed by October 1989. Design of the final remedy was approved in 1995. Construction of the cap and venting system, and regrading of the site, was initiated in December 1994 and completed in June 1995. Following construction of the engineering controls, a long-term Inspection, Monitoring and Maintenance Plan (IMMP) was written. DEQ approved the plan, and in December 1997, DEQ issued for public comment a proposed Certification of Completion, stating that no further remedial action is necessary at the site. The Certification was approved in January 1998. (4/28/99 DAB/SRP) An investigation of the extent of the 22-acre landfill and the presence of methane has been completed. Long-term methane and groundwater monitoring is ongoing.

RESIDUAL RISK ASSESSMENT

SITE CONTACTS

SITE LOCATION

SITE OWNERSHIP Prior owner information: West Coast Fast Freight Terminal and others. Current operators: Consolidated Cargo, United Beer Distributors, G&G Paper Co., Cost Distributing Co., Professional Records.

SUBSTANCES OF CONCERN

WATER USE (CURRENT/REASONABLY LIKELY)

SAMPLING RESULTS

For Substance:
Sampling Start Date:
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: 0
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 0.008 ppm
Unit of Measurement:

For Substance:
Sampling Start Date:
Sampling End Date:
Medium Description: Groundwater
Sample Depth:
Observation Indicator: 0
Owner/Operator Indicator: 0
Lab Data Indicator: -1
Minimum Concentration Value:
Maximum Concentration Value:
Comments: 0.046 ppm
Unit of Measurement:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 45

DIST/DIR: 0.26 SE

MAP ID: 3

NAME: GUILDS LAKE
ADDRESS: 2615-2619 NW INDUSTRIAL ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI404
ID2: OR987172582
STATUS: LISTED ON THE CRL/INVENTORY
PHONE:

CONTACT:

For Substance:

Sampling Start Date:

Sampling End Date:

Medium Description: Groundwater

Sample Depth:

Observation Indicator: 0

Owner/Operator Indicator: 0

Lab Data Indicator: -1

Minimum Concentration Value:

Maximum Concentration Value:

Comments: 0.001 ppm

Unit of Measurement:

For Substance:

Sampling Start Date:

Sampling End Date:

Medium Description: Other

Sample Depth:

Observation Indicator: 0

Owner/Operator Indicator: 0

Lab Data Indicator: -1

Minimum Concentration Value:

Maximum Concentration Value:

Comments: 0.05 ppm

Unit of Measurement:

For Substance:

Sampling Start Date:

Sampling End Date:

Medium Description: Groundwater

Sample Depth:

Observation Indicator: 0

Owner/Operator Indicator: 0

Lab Data Indicator: -1

Minimum Concentration Value:

Maximum Concentration Value:

Comments: 0.002 ppm

Unit of Measurement:

For Substance:

Sampling Start Date:

Sampling End Date:

Medium Description: Other

Sample Depth:

Observation Indicator: 0

Owner/Operator Indicator: 0

Lab Data Indicator: -1

Minimum Concentration Value:

Maximum Concentration Value:

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE

SEARCH ID: 45

DIST/DIR: 0.26 SE

MAP ID: 3

NAME: GUILDS LAKE
ADDRESS: 2615-2619 NW INDUSTRIAL ST
PORTLAND OR 97210
MULT

REV: 10/02/05
ID1: ESCI404
ID2: OR987172582
STATUS: LISTED ON THE CRL/INVENTORY
PHONE:

CONTACT:

Comments: 3.75 ppm
Unit of Measurement:

STUDY AREA INFORMATION

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 2737 NW NELA ST
PORTLAND OR 97210

JOB: 18360.000

STATE SITE		
SEARCH ID: 44	DIST/DIR: 0.26 SE	MAP ID: 3
NAME: GUILDS LAKE ADDRESS: 2615-2619 NW INDUSTRIAL ST PORTLAND OR 97210	REV: 01/07/99 ID1: CRL404 ID2: STATUS: PHONE:	
CONTACT:		
SUBSTANCES: chromium; lead MEDIA CONTAMINATED: Groundwater, Other PHASE: Phase III: Facilities where the remedial investigation and feasibility studies have been completed and remedial design, removal or remedial action is underway. CURRENT PROGRAM: SRS: Indicates that the site may be facing enforcement action through the DEQ Site Response Program. ACTION CODE: START DATE: COMPLETION DATE:		

Environmental FirstSearch Database Descriptions

NPL: EPA NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA COR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

STATE SITES: OR DEQ The DEQ adds sites that are or may be contaminated and may require cleanup to its Environmental Cleanup Site Information system (ECSI), and electronic filing system. DEQ adds these sites to the CRL and Inventory when it determines they meet the respective criteria for listing, described above. Sites

may be added to the CRL any time after they are added to the ECSI; they may be added to the Inventory only after a preliminary assessment is completed. Sites added to the Inventory are either already on the CRL or added to both lists at the same time. The CRL, Inventory, and Voluntary Cleanups are all subsets of information derived from the ECSI system. Each of those lists are described below and included in the ECSI information in the First Search reports. ODEQ maintains individual lists for each of these subsets but they have minimal details on sites listed and duplicate the information in ECSI. In order to avoid unnecessary duplication of records, and because the three categories are subsets of ECSI an extensive amount of details on ECSI sites are included in the First Search reports. It is much more comprehensive than what is provided on the individual lists and enables the report user to easily determine if a site falls into multiple categories. To determine which lists a site is affiliated with look at the "Administrative Actions" section in the details of the First Search report for each ECSI site you are concerned with.

ST: CONFIRMED RELEASE LIST (CRL): included in ECSI) Oregon legislature has directed the Department of Environmental Quality (DEQ) to implement a comprehensive site discovery program to:

- A. Identify and assess releases or threats of releases of hazardous substances that may require removal or remedial action;
- B. Publish two separate lists of facilities, or sites, where releases of hazardous substances have been confirmed: I. A Confirmed Release List (CRL), including all facilities with a confirmed release; and II. an inventory, including facilities with a confirmed release which, in addition, based on a preliminary assessment, DEQ has determined require further investigation, removal, remedial action, or related long-term environmental or institutional controls; and
- C. Rank facilities on the Inventory based on the long and short-term threats they pose to public health and the environment.

ST: VOLUNTARY CLEANUP SUB-PROGRAM (included in ECSI) There are a number of sites on both the CRL and Inventory where responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property. Under DEQ's Voluntary Cleanup Program, responsible parties may obtain DEQ oversight of assessment and cleanup actions leading to a No Further Action (NFA) determination from the agency. New voluntary cleanup projects are initiated as soon as resources become available. The initial VCS under the Current Program header on the CRL and Inventory is an indicator that the specified site has entered into the Voluntary Cleanup Program. The initials SRS indicate that the specified site may be facing enforcement action through the DEQ Site Response Program. The initials SAS would indicate that the site is still under investigation through the DEQ Site Assessment Program. The CRL and Inventory do not include all sites in Oregon that are in the voluntary cleanup process. At some sites, responsible parties will perform cleanup on their own without DEQ oversight. The requirements for this comprehensive site discovery program are established in Oregon's Environmental Cleanup Law, ORS 465.215 through 245, and DEQ's administrative rules, OAR 340-122-410-470.

SPILLS-1990: *OR SP* STATE SPILLS

SWL: *OR DEQ* ODEQ maintains separate lists of various solid waste facilities including: permitted, closed and municipal.

Reg UST/AST: *OR DEQ/EPA* OR DEQ UNDERGROUND STORAGE TANKS LISTING- ODEQ maintains an inventory of registered active and decommissioned underground storage tanks. **INDIAN LANDS UNDERGROUND STORAGE TANKS LISTING-** The US EPA Region 10 maintains an inventory of Indian Land underground storage tanks currently under federal administration. For further information regarding this program or specific sites, please call Charlotte Boulind at the number listed with the source information.

LEAKING UST: *OR DEQ/EPA* OR DEQ LEAKING UNDERGROUND STORAGE TANKS LISTING- ODEQ maintains a list of leaking underground tanks reported leaking, under investigation or cleanup indicating cleanup start date, lead, and completion date. **INDIAN LANDS LEAKING UNDERGROUND STORAGE TANKS LISTING-** The US EPA Region 10 maintains an inventory of Indian Land leaking underground storage tanks currently under federal administration. For further information regarding this program or specific sites, please call Charlotte Boulind at the number listed with the source information.

FEDERAL LAND USE: *USGS/EPA* FEDERAL LANDS OF THE UNITED STATES - Database of lands

owned or administered by the Federal Government, including the Bureau of Land Management, the Bureau of Reclamation, the U.S. Department of Agriculture Forest Service, the Department of Defense, the U.S. Fish and Wildlife Service, the National Park Service, the Tennessee Valley Authority, and other agencies. Only areas of 640 acres or more are included. Descriptive information includes the name and type of the Federal land and the administering agency. INDIAN LANDS OF THE UNITED STATES - Areas administered by the Bureau of Indian Affairs shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. ENDANGERED SPECIES PROTECTION PROGRAM DATABASE - List of the Endangered Species by county and the species status.

BROWNFIELD: *OR DEQ/EPA* ODEQ maintains a list of Brownfields sites as part of its Environmental Cleanup Site Information System. The ODEQ defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination." Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA NLR: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated semi-annually

**STATE SITES: *OR DEQ* OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY REGIONAL OFFICES
WESTERN REGION**

Branch Office

Grants Pass

Phone: (541) 471-2850

Address: 510 NW Fourth Room 76, Grants Pass, OR 97526

Salem Office

Phone: (503) 378-8240

Address: 750 Front Street NE Suite 120, Salem, OR 97310

Eugene Office

Phone: (541) 686-7888

Address: 1102 Lincoln Street Suite 210, Eugene, OR 97401

Coos Bay Office

Phone: (541) 269-2721

Address: 340 N Front, Coos Bay, OR 97420
Roseburg Office
Phone: (541) 440-3338
Address: 725 SE Main, Roseburg, OR 97470
Medford Office
Phone: (541) 776-6010
Address: 201 W Main Street Suite 2-D, Medford, OR 97501
NORTHWEST REGION
Northwest Region Office
Portland
Phone: (503) 229-5263
Address: 2020 SW Fourth Suite 400, Portland, OR 97201
North Coast Branch Office
Warrenton
Phone: (503) 861-3280
Address: 17 N Hwy 101, Warrenton, OR 97146
EASTERN REGION
Branch Office
Baker City
Phone: (541) 523-9198
Address: 2034 Auburn Street, Baker City, OR 97814
Branch Office
Klamath Falls
Phone: (541) 883-5599
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Pendleton Office
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Columbia Gorge Office
Columbia Gorge Community College
Phone: (541) 298-7255
Address: 400 E Scenic Drive Bldg. 2, The Dalles, OR 97058
Bend Office
Phone: (541) 388-6146

Updated quarterly

SPILLS-1990: OR SP The State Fire Marshals Office
Phone: (503) 373-1540
OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY REGIONAL OFFICES
WESTERN REGION
Branch Office
Grants Pass
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The United States Environmental Protection Agency Region 10, Ground Water Protection Unit

Updated quarterly/when available

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The United States Environmental Protection Agency Region 10, Ground Water Protection Unit

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FEDERAL LAND USE: *USGS/EPA* U.S. Geological Survey

Updated annually

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Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

APPENDIX C

Research Documentation

Well Logs

Historic Air Photos

Permits

MULT
3003 APR 30 1992

1/1E/29 AC
4) 253

WELL NO. _____ DEPTH _____'

City Wilsonville State OR Zip 97070

<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Repair	<input type="checkbox"/> Recondition
<input type="checkbox"/> Conversion	<input type="checkbox"/> Deepening	<input checked="" type="checkbox"/> Abandonment

☐ Rotary Air ☐ Rotary Mud ☐ Cable
☒ Hollow Stem Auger ☐ Other _____

Special Standards Yes No
☐ ☒ Depth of completed well 321.5 ft.

Well Location: County Mult 29
Township 1N (N or S) Range 1E (E or W) Section ~~24~~ 29
1. SW 1/4 of NE 1/4 of above section.
2. Street address of well location 2727 NW Wela
St, Portland OR
3. Tax lot number of well location 183
4. ATTACH MAP WITH LOCATION IDENTIFIED.

15 Ft. below land surface. Date 4/14/72
Artesian Pressure lb/sq. in. Date

Depth at which water was first found 15

From	To	Est. Flow Rate	SWL

Ground elevation _____

[illegible]

Date started 4/14/72 Completed 4/14/92

(unbonded) Monitor Well Constructor Certification:

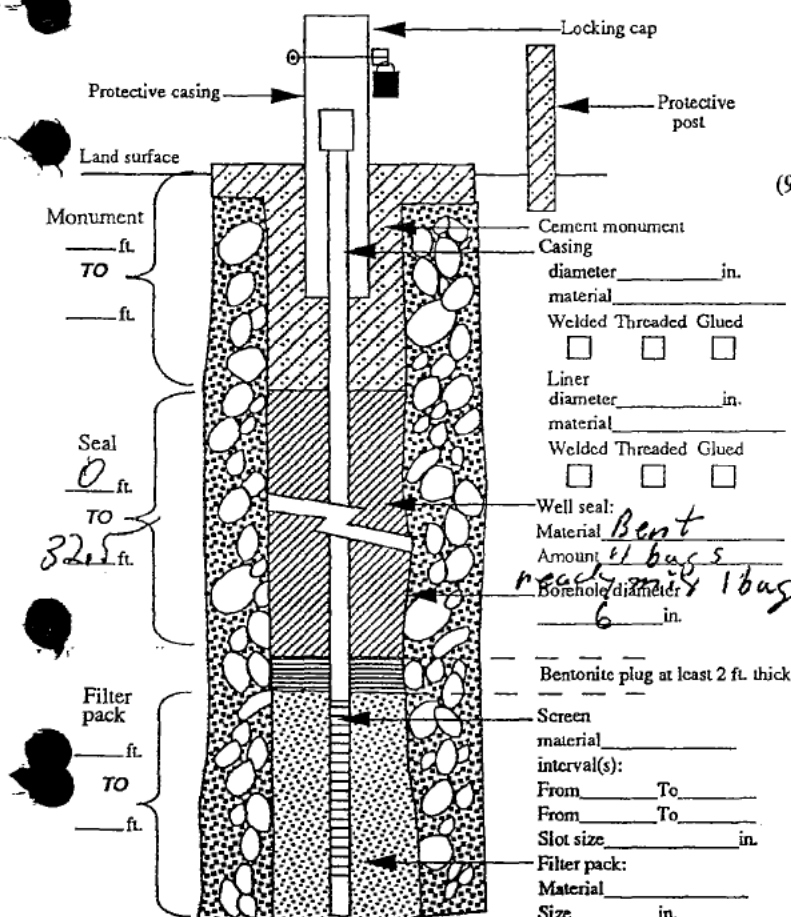
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.

Signed William Collier MWC Number 1602
Date 4/19/92

(bonded) Monitor Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

Signed [Signature] MWC Number 1001
Date 4/28/92

☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Permeability	Yield	GPM
--------------	-------	-----

Conductivity PH

Temperature of water 54 °F/C Depth artesian flow found _____ ft.

Was water analysis done? ☒ Yes ☐ No

By whom? W. Gerstaecker

Depth of strata to be analyzed. From 95 ft. to 30 ft.

Remarks: boiling with water
sample

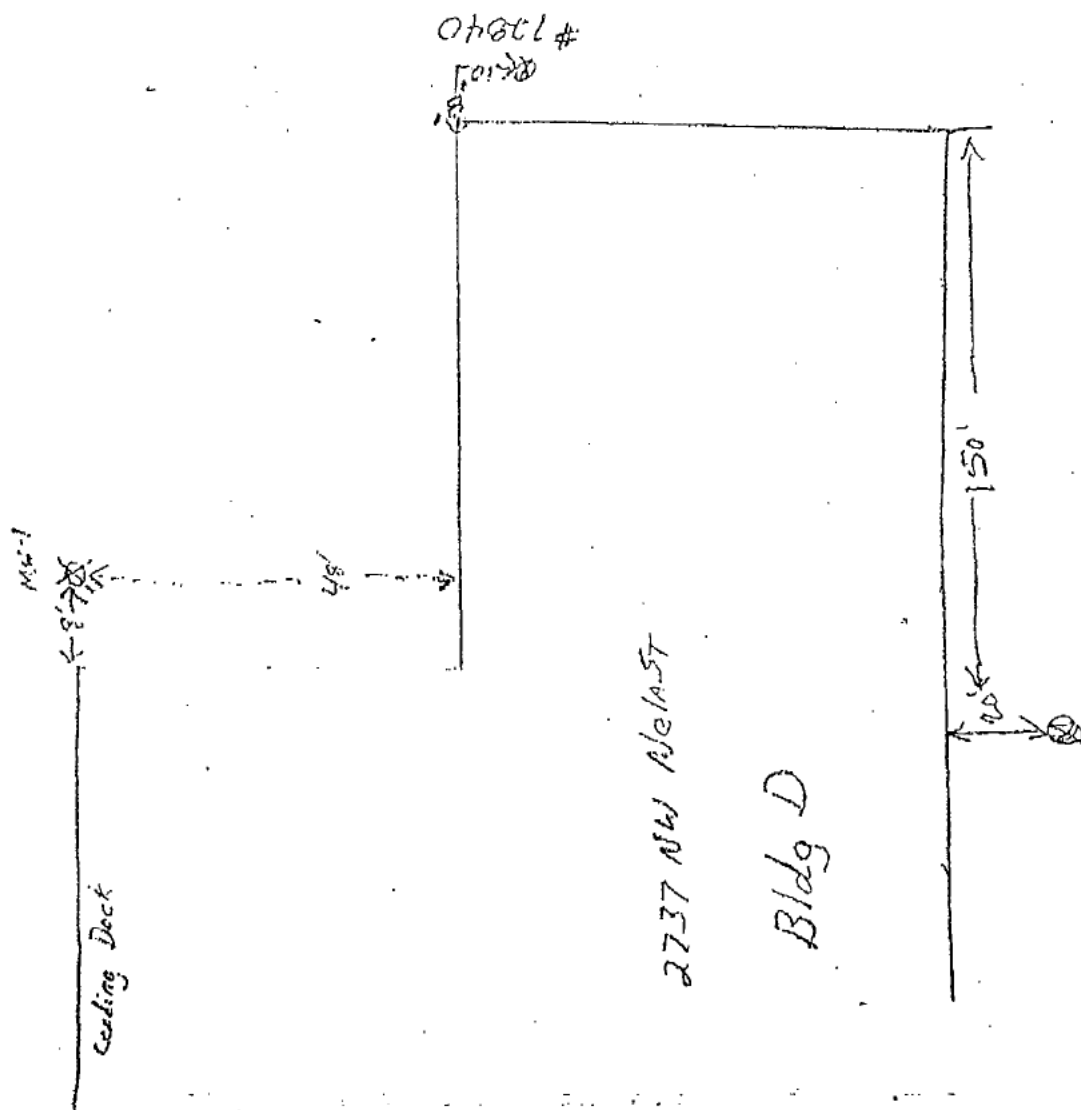
Name of supervising Geologist/Engineer hob

RECEIVED

DEC 15 1994

WATER RESOURCES DEPT.
SALEM, OREGON

SITE MAP





1936 Aerial Photograph



1944 Aerial Photograph



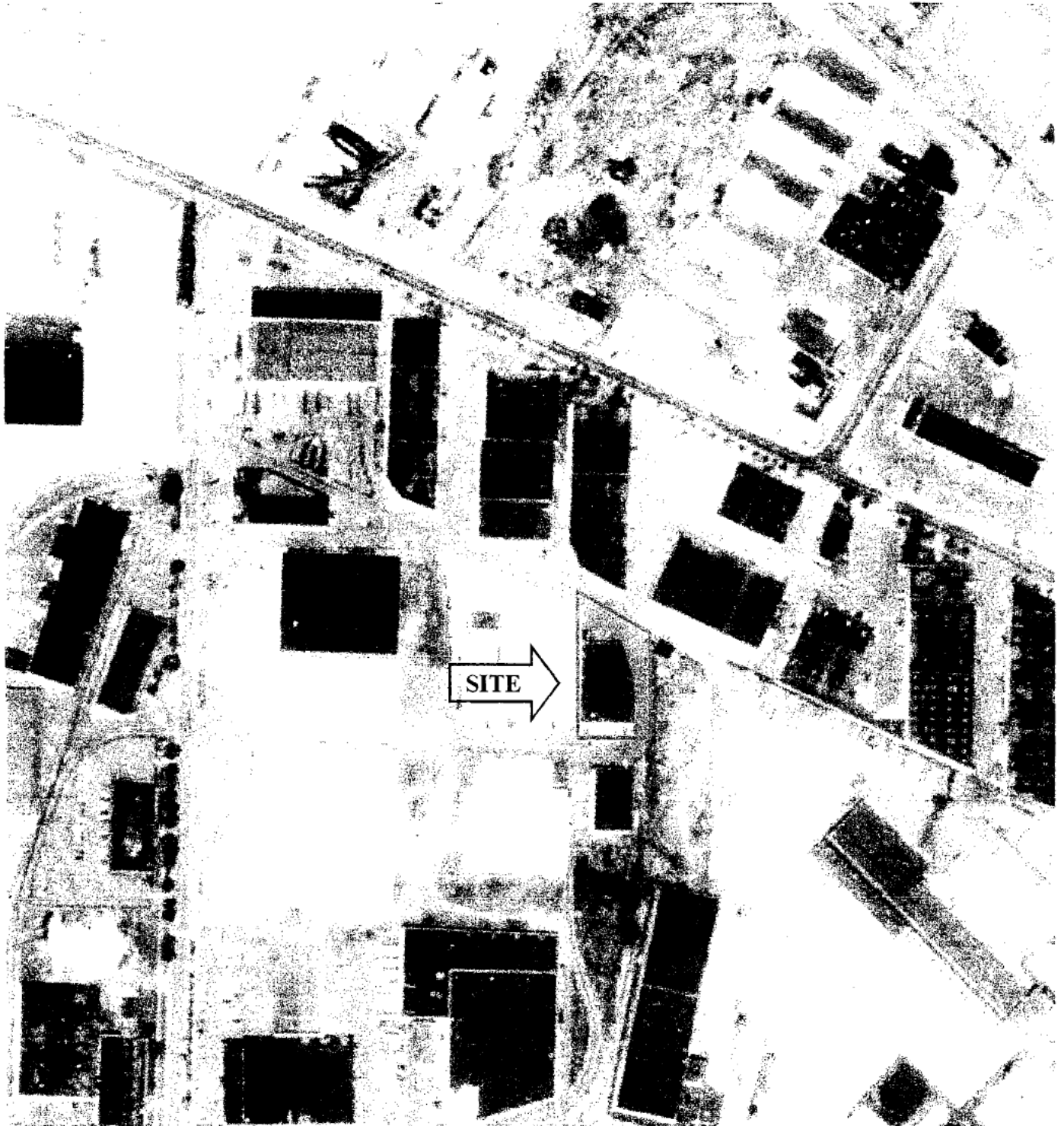
1948 Aerial Photograph



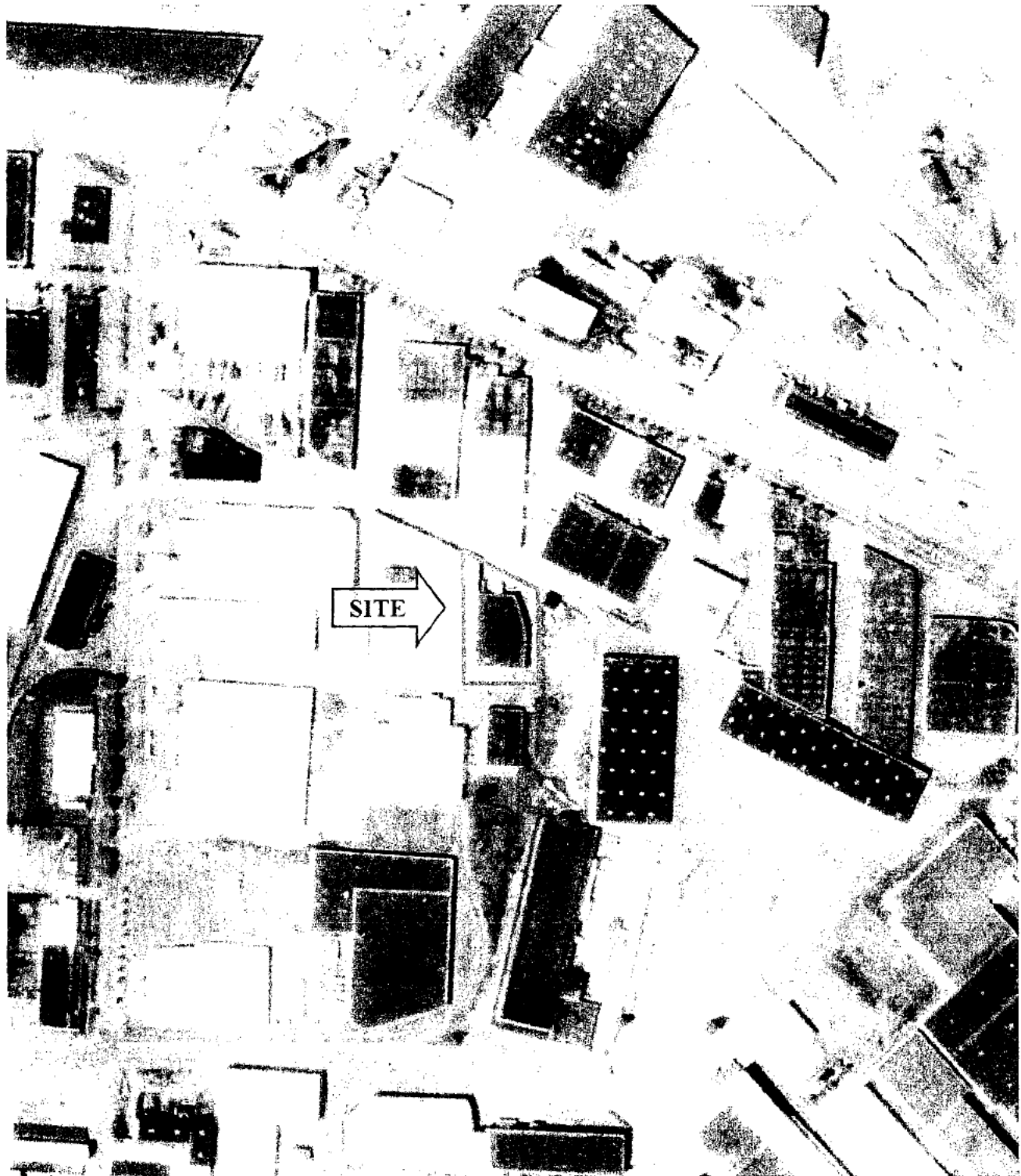
1956 Aerial Photograph



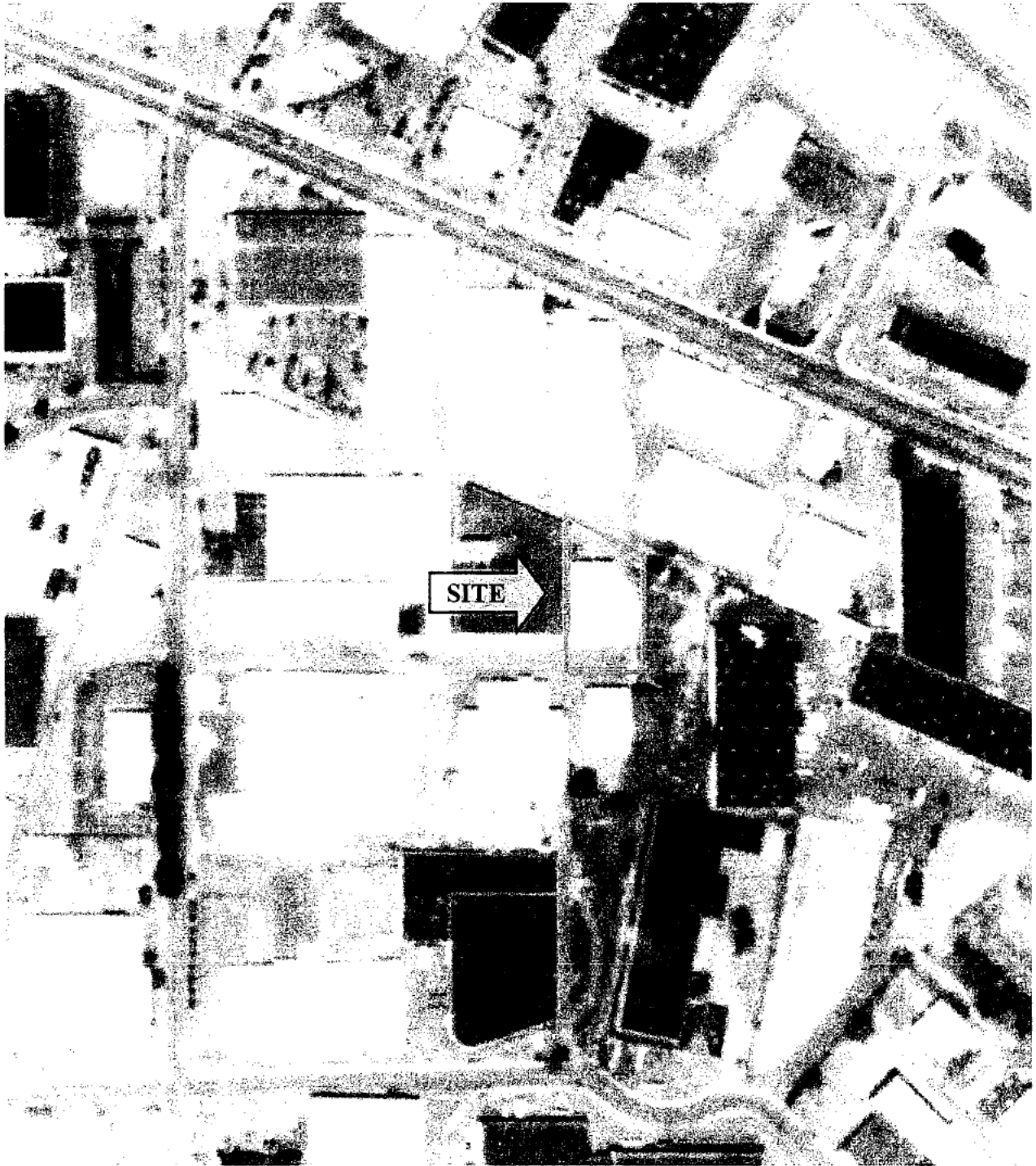
1964 Aerial Photograph



1973 Aerial Photograph



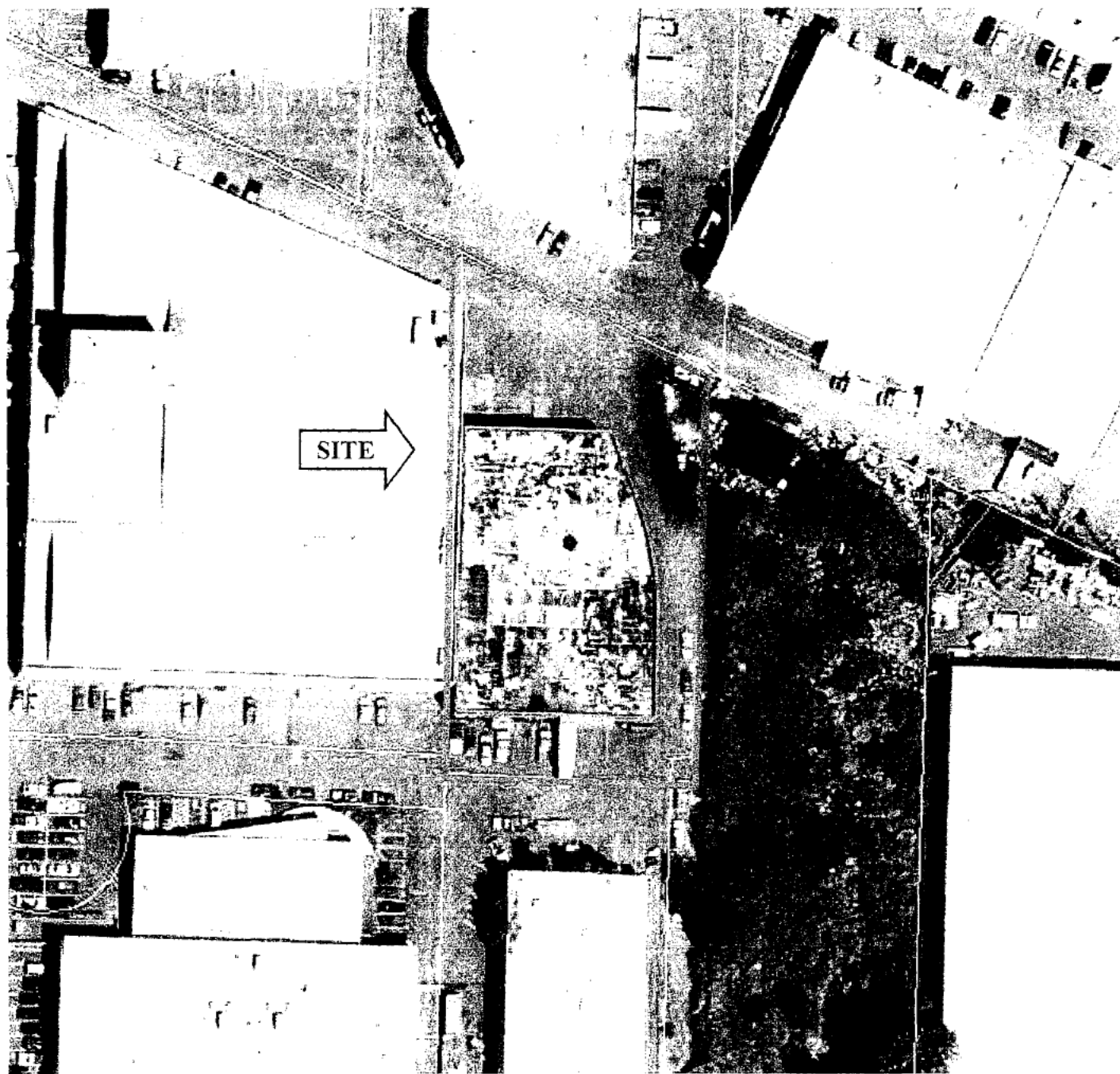
1980 Aerial Photograph



1990 Aerial Photograph



1998 Aerial Photograph



2004 Aerial Photograph

FORM W-89 2737?
(3-56)

BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION

Date 11/23/64

Address 2717 N. W. Nela

Permit 130995

Lot TL 103

Blk

Add.

Owner DAN DAVIS CORP.

Contractor Dean Warren Plumbing

Stories and class of building New Commercial

Toilets 1 new

Floor Drains

Beer Cab.

Bath Tubs

Rain Drains 1 new

Refr. Drains

Bath Showers

Fountains

Urinals

Basins 1 new

H. W. Tanks 1 new

Catch Basins

Sinks

Cesspool

Water Service 1 new

Laundry Trays

Dry Wells 2 new

Conn. To Septic Tank-1

Water Permit 1784

Bldg. Pmt. 411905

Sewer Permit

Remarks

Date of First Inspection

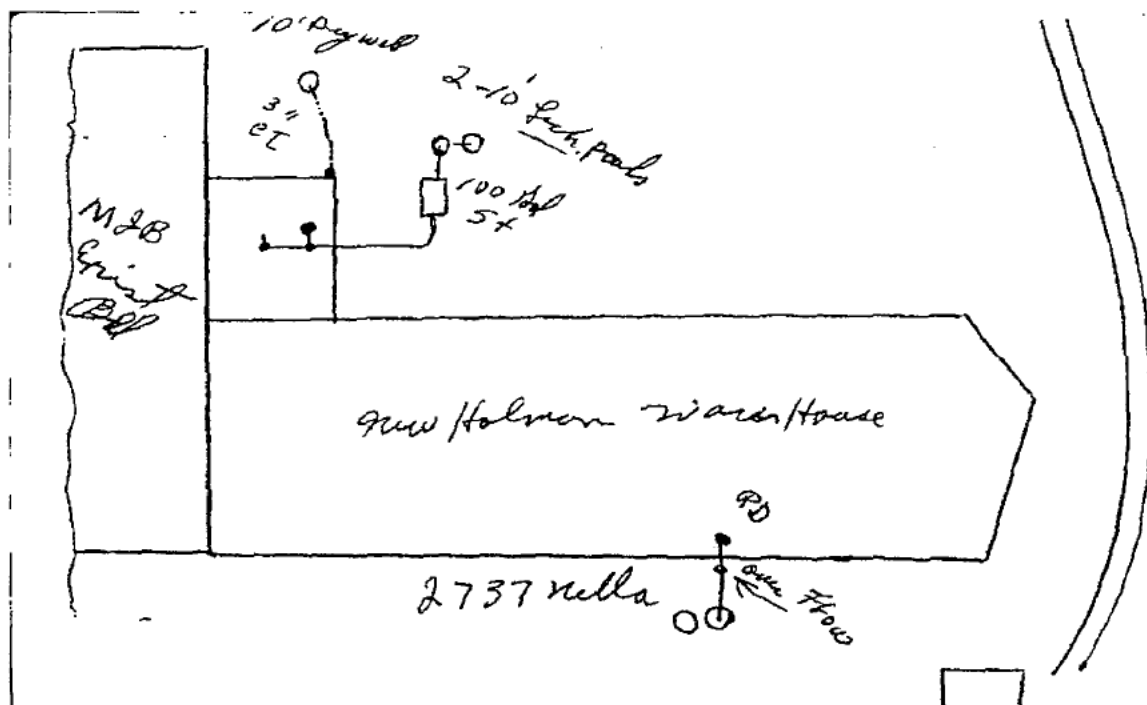
April 1-64

Date of Final Inspection

June 9-64

Inspector

Inspector



FORM W-89
(2-55)

2737

BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION

Date 4-12-66

Address 2707 N. W. Neia

Permit 140534

Lot Blk Add.

Owner Dan Davis Corp.

Contractor Dean Warren, Plumbing

Stories and class of building

Toilets 2

Floor Drains

Beer Cab.

Bath Tubs

Rain Drains

Refr. Drains

Bath Showers

Fountains

Urinals 1

Basins 2

H. W. Tanks 1

Catch Basins

Sinks 1

Cesspool

Water Service

Laundry Trays

Dry Wells 1

Conn. To

Water Permit

Bldg. Pmt. 425183

Sewer Permit

Remarks

septic tanks 1

See 2707

Date of First Inspection 4-11-66

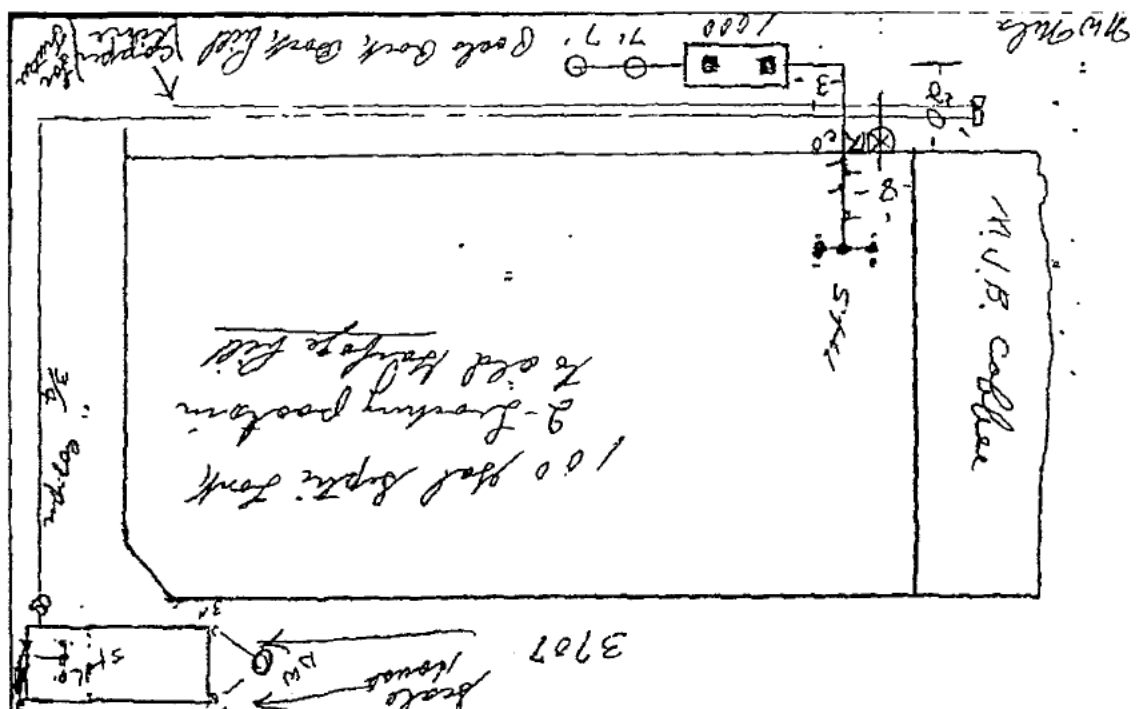
Date of Final Inspection 4-28-66

Shaw

Inspector

Shaw

Inspector



FORM W-89
(3-56)

BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION

Date 4-26-66

Address 2737 N. W. Nela

Permit 140711

Lot: _____ Blk _____ Add. _____

Owner Dan Davis

Contractor Dean Warren

Stories and class of building _____

Toilets 2

Floor Drains _____

Beer Cab _____

Bath Tubs _____

Rain Drains _____

Refr. Drains _____

Bath Showers _____

Fountains _____

Urinals 1

Basins 2

H. W. Tanks 1

Catch Basins _____

Sinks 1

Cesspool _____

Water Service 1

Laundry Trays _____

Dry Wells 1

Conn. To septic tank 1

Water Permit existing Bldg. Pmt. 426777

Sewer Permit _____

Remarks _____

water on property

septic tank 1

Date of First Inspection _____

Date of Final Inspection 2-8-66

Inspector Dean Warren

Inspector _____

2737 NW NELA ST

01-101582-000-00-PT

Plumbing Permit

IVR #: 2084267

Commercial/Multifamily/Addition/Alteration/Replace

Recd: 01/16/01

2737 NELA ST

Issued: 01/16/01

NEW WATER SERVICE AND SEWER REPAIR PARKING LOT

R941291830

1N1E29AD 01000

Addition SECTION 29 1N 1E

Lot/Blk1/Legal TL 1000 0.87 ACRES

Applicant

RESCUE ROOTER - P02860

Contractor - PlumbingRESCUE ROOTER LLC
RESCUE INDUSTRIES
PO BOX 1728
WorkContractor/BuilderRESCUE ROOTER LLC
PO BOX 1728
WILSONVILLE, OR 970700000
Work 5032431172
5036859185OwnerLONGVIEW CITY LAUNDRY & CLEANERS INC
31875 SW OLD FARM RD
WILSONVILLE, OR 97070-8463OwnerLONGVIEW CITY LAUNDRY CLEANERS INC
31875 SW OLD FARM RD
WILSONVILLE, OR 97070-8463Trust Account Applicant

RESCUE ROOTER - P02860

Project Details:

New Exterior Installation?

Yes

Occupancy Group - PT

Commercial/Industrial

Water service # of feet

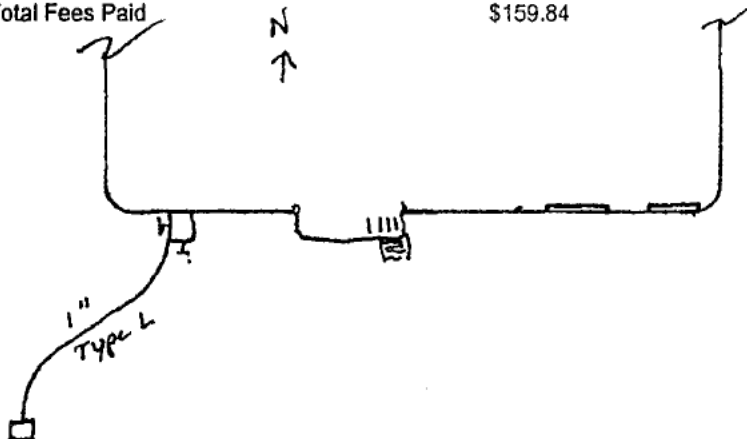
30

Sanitary Sewer # of feet

10

Total Fees Paid

\$159.84



Water Closets	_____	Kitchen Sinks	_____	Area Drains	_____
Urinals	_____	Dishwashers	_____	Catch Basins	_____
Wash Basins	_____	Garb. Disposals	_____	Drywells	_____
Bathtubs	_____	Drink Fountains	_____	Soak Trench	_____
Showers	_____	2-Comp Sinks	_____	Interceptor	_____
Bidets	_____	3-Comp Sinks	_____	Sewer Caps	_____
Water Heaters	_____	Hand Sinks	_____	Conn. Sewer	_____
Clothes Washers	_____	Floor Sinks	_____	Conn. Storm	_____
Laundry Trays	_____	Bar Sinks	_____	Rain Drains	_____
Serv/Mop Sinks	_____	Hub Drains	_____	Bck Wtr Valve	_____
Floor Drains	_____	Backflow Pvntr	_____	Reversal	_____

1.18.01 w/s Repair approved and not
work on LAN S. Thicker Pipe

ENTERED

APPENDIX D

Potential Soil and Groundwater Contamination Report, NGS, July 1992
Results of Additional Sampling and Analysis, Monitoring Wells, NGS, December 1994

NORTHWEST GEOLOGICAL SERVICES, INC.

Consulting Geologists and Hydrogeologists
2505 N.E. 42nd Avenue, Portland OR 97213-1201
503-249-1093

POTENTIAL SOIL and GROUND WATER CONTAMINATION
2737 N.W. NELA STREET, BUILDING D
Phase 2 Investigation

Prepared For

Mr. Howard Brune
Longview City Laundry & Cleaners
31875 Old Farm Road
Wilsonville, OR 97204

by

Northwest Geological Services, Inc.
1 July 1992

POTENTIAL SOIL and GROUND WATER CONTAMINATION
2737 N.W. NELA STREET, BUILDING D
Phase 2 Investigation

1. INTRODUCTION

1.1 Summary of Conclusions

The study confirmed that the property is underlain by incinerator ash and landfill debris of the former City of Portland landfill. Arsenic, barium, manganese and lead were found in the ground water in concentrations similar to those in the fill aquifer at Marathon's site.

The study also detected mineral spirits and diesel in the ground water. These are believed to have migrated onto the site but additional studies will be required to determine the source or sources.

1.2 Purpose of Study

Previous studies of the site, and in the site area (Figure 1), have found several potential sources of contamination, and identified some contaminants. Studies of two properties east of the site have identified heavy metals, methane and hydrocarbon contamination from the former City of Portland Garbage Incinerator and landfill. Studies at a site to the northeast found hydrocarbons and PCBs. Finally, studies at the subject site found hydrocarbons in soils. Based on this information, this assessment of potential soil and ground water contamination had four purposes.

The first purpose was to determine how much of the soil at the LCL&C site is incinerator ash and/or landfill debris from the former City of Portland landfill (Figure 2). Aerial photos indicate that the site is underlain by the former landfill. The ash contains lead and other heavy metals. At the Marathon Property, Oregon DEQ has required capping of the ash to prevent human exposure to the metals.

The second purpose was to assess the potential for site ground water contamination from previous uses of the site or other nearby properties. Most of the year, the LCL&C site is downgradient from the rest of the City landfill. The ground water data from Marathon indicate that a potential exists for metals in the ground water, in areas underlain by ash.

The third purpose is to determine the nature, extent, and origin(s) of the hydrocarbon contamination found by PSI. PSI suggested that the adjacent Nudelman junk yard is a potential source. However, the former landfill and truck terminal are also likely sources of hydrocarbons.

The fourth purpose is to assess the potential for explosive concentrations of methane in the soil beneath the paved areas and the building. Experience has shown that local areas of the old landfill contain high concentrations of methane.

1.3 Scope of Additional Phase 2 Assessment

The scope of the assessment included some tasks that would normally be included in a Phase 1 assessment, as well as a limited amount of field and analytical study of the site and samples from the site. The Phase 1 tasks were required to provide a reasonably complete review of the history of the site and adjacent properties. The study included following tasks.

- * Review of Phase 1 and Phase 2 reports by PSI, Inc.;
- * Examination of historic maps and aerial photographs;
- * Review of historic sources (Fire Marshal's records, Business Directories, DEQ records) to assess the potential for underground hydrocarbon storage facilities or other sources of contamination on, or adjacent to, the subject property;
- * Drill, log and sample 2 borings to depths of approximately 35 feet;
- * Field screening of soil and water samples for temperature, volatile organic compounds (explosivity), pH and conductivity;
- * Laboratory analysis of two ground water samples for heavy metals (arsenic, lead, chrome, cadmium, mercury), inorganic Primary and Secondary drinking water standards, hydrocarbons, volatile organics and PCBs;
- * Laboratory analysis of 11 soil samples: 8 for hydrocarbons, 2 for volatile organics, 8 for PCBs and 5 for metals;
- * Review and interpretation of results of the drilling, and the chemical analysis and field screening of samples; and
- * Preparation of this report.

Drilling was performed by Geo-Tech Exploration, Inc. of Portland, Oregon. Field work was conducted according to the sampling and analysis protocol developed for the Marathon site, and approved by the DEQ. Health and Safety precautions followed OSHA guidelines.

The laboratory analysis of soil and ground water samples were done by Coffey Laboratories Inc. of Portland, Oregon.

The study did not include assessment or inspection of the building.

1.4 Previous Studies

The history of the area adjacent to the former City landfill, including property at 2737 N.W. Nela St., was assessed during the studies of the former City of Portland landfill and adjacent properties (NGS, 1988, 1989, 1990a, 1990b, 1991; Sweet-Edwards/EMCON, 1990, 1991). These studies were conducted for the present owner of most of the former landfill property, Marathon U.S. Realities, Inc., and Lincoln & Allen, owner of a parcel north of the former landfill. Additionally, an Environmental Site Assessment and Phase 2 Site Assessment (of limited scope) were conducted of the subject site by Professional Service Industries, Inc. (PSI) in March 1991 and February 1992.

In their March 1991 Phase 1 study of the site, PSI identified the Nudelman property, located immediately east of the LCL&C site, as a potential source of PCBs and hydrocarbons. PSI observed that the large quantity of electrical scrap at Nudelman included transformers, capacitors and busbars from powerhouses and substations. PSI also observed areas of oil-stained soil, and scrapyard debris that encroached upon LCL&D property. They recommended sampling of the stained soil.

PSI's Phase 2 study consisted of three shallow (7 to 9 ft.) borings along the southeast boundary of the property, and analyses of four samples for total hydrocarbons and 3 samples for PCBs. The analyses confirmed the presence of hydrocarbons (bunker fuel) in soil west of the building at the LCL&C site. Three samples contained hydrocarbons, while one did not. No PCBs were detected in the samples. The greatest hydrocarbon concentrations were found in the two borings west of the building (18,000 and 1,800 mg/kg). A lesser concentration (380 mg/kg) was found at the southwest corner of the property.

As noted previously, there are several other studies available in the public record that bear directly on the assessment of potential soil and ground water contamination at the site. Apparently these studies were not used by PSI. The most extensive are those NGS, Inc conducted of the Marathon US Realities, Inc. and the Lincoln and Allen properties. Those properties are located east and northeast of the Nudelman property (Figure 5). These studies were undertaken to investigate heavy metals and hydrocarbons in soil and ground water. The studies included extensive soil sampling and ground water monitoring. They also included a review of historic property uses of the landfill and surrounding area, including the Longview City Laundry & Cleaners, Inc. property. The results of these studies are summarized in Section 2.2.

2. SITE FEATURES

2.1 Site Location and Setting

The site consists of about 0.9 acres, located in the Northwest Industrial District of Portland, at the east end of NW Nela St. (Figures 1 and 5). The area is zoned as an industrial reserve. Except for a narrow strip along the east boundary, the site is paved and/or covered by Building D.

The paved part of the site is nearly flat, and has an average elevation of 33 ft (USCE, 1977). Precipitation drains to the catchbasins in alley to the north, and in NW Nela St on the south. Some precipitation likely runs onto the site from the property to the west, which is at a slightly higher elevation. An unused rail spur crosses the east part of the property (Figure 6).

Combined sewer (storm/sanitary), power, gas, telephone and water services are buried at various locations on the site. PSI states that storm water drains to the municipal sewer. However, we suspect that like other buildings in the area, the roof drains connect to dry wells near the building.

Debris and scrap from the S.J. Nudelman & Son scrapyard encroaches on the LCL&D property (Figure 9). PSI noted a similar condition during their study.

2.2 Site History

Historic studies (NGS, 1989, 1990, 1991) indicate that a City landfill included the LCL&C, Nudelman and Marathon US Realities properties. The landfill received ash from the City Garbage Incinerator (Figure 8). It also received unburned garbage and debris. The landfill and incinerator were operated by the City of Portland from about 1900 until the late 1940s. Figure 2 shows the extent of the landfill in 1940 and the location of the subject property, at the northwest corner of the landfill. In 1940, a small lake was present. Several such lakes existed in various locations during the life of the landfill. All were ultimately buried by the landfill. The work at Marathon indicates that the water in the lakes was surface runoff and subsurface discharge from the landfill, and that hydrocarbon contamination accumulated in the soils of the lake bottoms and banks.

Heavy metals are present in high concentrations in the ash that originated from ash from the garbage incinerator. The ash deposit underlies much of the Marathon property and several acres to the west. The ash has been found to be a hazardous material, and DEQ has ordered areas shown to be underlain by ash (Marathon and Lincoln & Allen properties, to date) to be capped.

The City of Portland has assumed financial responsibility for the scientific studies, cap design, and cap installation including replacement of utilities beneath the cap.

A truck terminal occupied the landfill site from 1950 until 1978, after the landfill closed. The terminal users included System Tank Lines, and PIE Express and Tank Division, both haulers of bulk petroleum products. An aerial photo taken 4 May 1957 (Figure 3) shows a row of tank-truck trailers parked along the present location of the property line between the Nudelman and LCL&C properties.

Figure 4 is an enlargement of an Oregon Journal photo, taken 29 December 1957. It also shows the truck terminal and the warehouse immediately west of the LCL&C property (at 2801 NW Nela). The December 1957 photo (Figure 4) shows several tank trucks and trailers parked in the same general location as on Figure 3.

2.2.1 2737 N.W. Nela St (Building D)

Aerial photos indicate that sometime between December 1963 and February 1966 the S.J. Nudelman & Son, and the LCL&C properties were separated from the terminal. The LCL&C building was constructed, as were the rail spur, and several small structures for the scrapyard. Aerial photos also indicate that the small office structure was added to the northwest corner of Building D between 1968 and 1971.

A complete list of former tenants is not available. However, business directories indicate the following businesses occupied 2737 N.W. Nela.

Name	Date	Business
No city directory listing	1966	
Tristates Mill Supply	1967-1971	Industrial Electric dstr.
Alcon Industries, Inc.	1972-1975	Alum. sash & door sales
Medallion Industries	1976-1981	Aluminum sales
Harrison & Crossfield Pacific (Harcross Chemical)	1983-1991	Aluminum and pigment dstr.

In our experience the previous tenants listed could have used or stored several hazardous or toxic materials. These could include

- * heavy metals (electrical equipment and paint pigments),
- * PCB electrical cooling/insulating oils (transformers etc for mill equipment)
- * solvents (for paint)
- * degreasers (to prepare metal for painting)
- * formaldehyde (glue and resin)

The city directories in the 1970's show listings for an address 2731 NW. Nela, which would have been located either on the site or between the site and Nudelman's. The City of

Portland was unable to clarify this matter. Business directory lists United Foam Corp. as the occupant of 2731 in 1970. United Foam, which manufactured polyurethane foam, went out of business in 1986.

2.2.2 S.J. Nudelman & Son Scrapyard

Structures at the scrap yard, 2707 N.W. Nela, include an office and two sheds. The site is mostly covered with scrap and/or a thick overgrowth of weeds and blackberries. As previously discussed, scrap at the yard includes electrical gear (transformers, busbars, capacitors). Considerable electrical equipment (computers, telephones, appliances) is also present, and appears to comprise a large part of the business at present. The south 3/4 of the site is almost completely overgrown, and it is difficult to impossible see what is under the brush and vines. However, some scrap vehicles and heavy construction equipment appear to be present.

Fire Marshall's records indicate that PEMCO installed two underground fuel tanks, and two pumps on an island, for S.J. Nudelman in 1966. The permit indicates the tanks were 1000 and 2000 gallons to be used for gas and diesel. The tanks are not registered with DEQ, and there is no record of removal of these tanks at the Fire Marshall's office or DEQ. Location of the tanks is not known. However, the aerial photos taken in 1968 and 1971 suggest that they were probably in the extreme north or northwest part of the scrap yard, near the office. No other parts of the site were accessible to normal vehicles during these years.

2.3 Other Adjacent Properties

Neighboring properties (Figure 8) other than S.J. Nudelman & Son (see section 2.2) include Kelly-Goodwin Co., 2728 N.W. Nela, to the south (distributor of flooring materials and finishes). General Electric Co., 2800 N.W. Nela, is located to the southwest (warehouse and service center). Medallion Industries, 3245 N.W. Yeon, (wood products manufacturing), Anthro Technology, 3221 N.W. Yeon, (furniture mfg.), and Storables, 3201 N.W. Yeon, (office and warehouse) are located north and northeast of the site. Fred Bay News Co., 3155 N.W. Yeon, (magazine and newspaper distributor) is located northeast of the Nudelman & Son property.

The building at 2801 N.W. Nela is located immediately west of the site. The occupants listed in the city directory for the building include:

Name	Date	Business
Folgers	1952-1960	Coffee and tea - roaster and dstr.
MJB	1965-1975	Same
Fisher Flour	1980-1981	Warehouse
WDI	1980-1981	Wholesale furniture
Bushnell Bros.	1980-1987	Warehouse
B&D Sales	1988-1992	Furniture sales and manufacturing

2.4 Underground Storage Tanks (USTs)

Table 3 lists 32 UST installations (1 or more tanks) within 2 to 3 blocks of the site. Most are tanks are old, and recorded only with the Fire Marshall. Only four of the UST installations are permitted with DEQ.

3. SITE GEOLOGY AND HYDROGEOLOGY

In general, the site is underlain by 31 to 36 feet of fills that are underlain by progressively older deposits of alluvium, sands and gravels of the Troutdale Formation, and the Columbia River Basalt. The following paragraphs describe these units.

3.1 Bedrock

The bedrock in the Portland area consists of the basaltic lava flows of the Columbia River Basalt and, in the Portland Basin, the Troutdale Formation. The basalt is composed of numerous flows of hard, dense basalt. The flows were erupted from fissures in southeast Washington and northeast Oregon about 12 to 20 million years ago. They reached Portland by flowing down, and repeatedly blocking, the ancestral Columbia drainage. Many flows are separated by cindery rubble zones which developed as the flows spread and cooled. The rubble zones contain and transmit abundant quantities of ground water. The Columbia River Basalt is probably about 700 to 800 ft in thickness near the site (Brown, 1963).

The Troutdale Formation, which overlies the basalt, consists of up to several hundred feet of sandstone, sandy gravel, and conglomerate. The sediments were deposited into the Portland Basin by the ancestral Columbia, Willamette, Clackamas, and Sandy Rivers as the surrounding hills were uplifted relative to the basin. The sandy gravel intervals are excellent aquifers. In the site area, the Troutdale is thought to be about 100 ft in thickness.

Ground water flow in the bedrock aquifers is from the highlands surrounding the Portland Basin towards the Basin. Velocity of flow has not been measured, but flows are likely similar to those in the Basalt in eastern Oregon and Washington: up to several hundred ft/yr (Newcomb, 1969, Foxworthy and Bryant, 1967). Both the Troutdale and Basalt aquifer appear to have artesian heads within the central area of the Portland Basin. Thus, discharge from the basalt is upwards to the overlying Troutdale, and discharge from the Troutdale is through leakage to the overlying alluvium.

3.2 Alluvium

The site area is underlain by about 100 to 140 ft of silt, silty sand, sand and gravel that were deposited by the Willamette River (NGS, 1990b, 1991). The top of the alluvium formed the bed of Guilds Lake before the various fills were placed in the area.

Samples were analyzed from several of the wells and borings at the Marathon site that penetrated the alluvium (NGS, Inc., 1990a). Lead in the sampled alluvium at the Marathon site varied from 6.6 to 290 mg/kg. The analyses of alluvial samples from four Marathon borings appear to indicate contamination of only the top few inches of the clayey silt alluvium by lead from the overlying incinerator ash and landfill debris.

Cadmium, chromium, and manganese were also detected in the alluvium of the Marathon site (NGS, INC., 1990a). Analyses indicate that cadmium in most of the alluvium is less than 0.5 mg/kg. Maximum depths of migration of cadmium below the ash/alluvium contact ranged between 2.0 and 5.5 ft. Chromium concentrations found in alluvial samples are presumed to represent migration from the overlying ash, but were well below mean background concentrations. Manganese in the Marathon alluvium is considered to be within the range of background. Mercury was not detected in the alluvial deposits under the Marathon site.

3.3 Fill

Borings along the eastern margin of the LCL&C site (Figures 5 and 6), indicate the area is paved with approximately 2" of asphaltic concrete over about 8" of gravel base fill. This surficial pavement is underlain by 29 to 30 feet of fill. The borings (see Figures 7/201 and 7/202), show that the site fill consists of ash and mixed ash and landfill debris. The ash generally consists of brown, black, red, and tan silt- to gravel-size fragments, of cinders, glass, metal, and ceramic. The landfill debris consist of larger fragments of brick, concrete, asphalt, wood, and glass in a matrix of fine ash and organic silt. The ash and the landfill debris locally contains variable quantities of petroleum hydrocarbons.

In the southeast corner of the site, the mixed ash and landfill debris rests directly on alluvial sediments consisting of soft clayey silt with a trace of fine sand and occasional wood fragments, which formed the bottom of the former Guilds Lake (see subsurface cross sections, Figure 8). In the northeast corner of the site, the mixed ash and landfill debris is separated from the silty alluvium by about 6 ft of dredge fill consisting of dark grey fine to medium sand with some ash. This dredge fill probably represents the southern toe of a dike paralleling the approximate northern site boundary. These deposits are consistent with those observed during our study of the Marathon site, immediately east of the Nudelman property (Figure 5).

There are no borings in the west, north or center parts of the site, so subsurface conditions in these areas must be inferred from other information. Based on historic photographs of the area, the western boundary of the site appears to approximate the western limit of the City landfill. This boundary was formed by dikes of sand dredged from the Willamette

River and placed as fill in the former lake. Thus, the western boundary of the site, and beyond, is likely to be underlain primarily by dredge fill, with progressively thicker deposits of incinerator ash and landfill debris eastward across the site. However, at the Lincoln and Allen property (NGS, Inc., 1991), some ash and landfill debris occurs under the north dredge fill dikes and extends about 150 ft beyond. Thus there is a potential that some ash was deposited west of the landfill before the western dike was constructed.

As discussed in sections 4.1.4 and 5.1, the ash and landfill debris typically have high concentrations of lead and manganese. Cadmium and chromium concentrations average about four and two times natural background, respectively. The toxicity of the ash appears to be limited to the lead, which is environmentally available (NGS, 1990).

3.4 Hydrogeology

No monitoring wells were installed at the site. However, water was encountered 17.3 ft below the ground surface in both borings (elevation 15.7 ft). These observations, which were made inside the hollow stem augers during drilling, appear to be generally consistent with water levels recorded in monitoring wells on the nearby Marathon property, and are less than 2 ft lower than the projected water level from the nearest Marathon well, some 365 ft to the east (Figure 8). This minor discrepancy is believed to be the result of recording the water levels inside the hollow stem augers after a relatively brief (30 minute) period to allow for equilibrium to static conditions. Ground water conditions are inferred from the materials encountered in the borings, the extensive studies at the nearby Marathon site, and aerial photos of the landfill taken while it operated.

3.4.1 Shallow Aquifer (Fill)

Based on the experience gained through work at the Marathon site, the water table in the shallow aquifer rises to approximately elevation 21.8 ft in March and falls to approximately 19.8 ft elevation in late September (NGS, 1991). The ground water gradient is quite flat, and ground water velocities in the fill aquifer were estimated to range from 0.02 to about 110 feet per year, with a average velocity of about 1.5 feet per year. The direction of flow changes seasonally, as water levels rise and fall. However, the average flow direction in the fill aquifer is west to northwest towards the Nudelman and LCL&C properties.

Quality of water in the fill is fair. High concentrations of several ions are present. Chloride, sulfate, iron, manganese, barium, lead and arsenic have all leached from the incinerator ash, and are well above background concentrations for the area. However, at present, only the concentrations of lead,

iron and manganese exceed drinking water standards at the Marathon site.

Low concentrations of hydrocarbons (1 mg/l to 5 mg/l) are present in most of the 7 monitor wells in the fill aquifer at the Marathon Site. However much higher concentrations (up to 100 mg/l of diesel) were found in 2 wells in the northwest part of the site, in the area of one of the former landfill lakes.

Occasional traces of tetrachloroethene have been detected (0.7 ug/l to 1.5 ug/l) in three wells in the north part of the Marathon site, and a trace of benzene was detected in one well. However, overall, there has been a remarkable lack of volatile organic compounds and halocarbons in samples from Marathon.

3.4.2 Deep Aquifer (Alluvium)

Ground water occurs in the alluvium, but yields to wells are generally low (Brown, 1969; NGS, 1991). In most of the area, water in the alluvium flows from the Hills west of the Willamette towards the river. However, the three alluvial monitor wells at the Marathon site, immediately east of the LCL&C site, indicate flow to the southeast (NGS, 1991).

The quality of water in the alluvial aquifer on the Marathon property, is generally good except for a high concentration of iron and manganese. Traces of arsenic, barium, lead, and selenium, were also detected below EPA limits in the alluvial aquifer. Calcium, magnesium, nitrate, fluoride, chloride, and sulfate were also detected at variable levels below EPA limits.

4. RESULTS OF SAMPLING AND ANALYSES

As previously discussed, on 13 April 1992 two borings (Figure 7) were drilled to depths of 34.0 and 36.5 feet below the ground surface. The location of the borings are shown on Figure 6. Soil samples were collected as shown on the logs of borings (Figure 7). One ground water sample was collected from each boring for laboratory analyses. Results of the analyses of soil and ground water samples are discussed below, and summarized on Tables 1 and 2. Coffey Laboratories Inc.'s reports are Appendix C.

4.1 Subsurface Soils

Samples from the borings indicate that incinerator ash and mixed ash and landfill debris underlies the site at shallow to moderate depths (1 to 30 ft, Figures 7 and 8). The ash and mixed ash and landfill debris are similar in appearance and chemistry to the ash and mixed ash/debris on the Marathon property (Table 1 and Appendix B). Additionally, the aerial photos taken in 1940 and 1957 (Figures 2 and 4) show that the landfill extended to the west boundary of the subject site.

4.1.1 PCBs in Soils

As shown on Table 2, a total of 6 soil samples from the two site borings were analyzed for PCBs. Sample B-201/3B contained a trace (4 mg/kg) of Aroclor 1260. The remaining five samples were below the laboratory's limit of detection for PCBs (4 mg/kg).

4.1.2 Hydrocarbons in Soils

Eight soil samples from the two LCL&C borings were tested for hydrocarbons (Table 2). Diesel was found in five of the eight samples tested, in concentrations ranging between 200 and 3200 mg/kg. Mineral spirits^[1] were present in sample B-201/5B at a concentration of 460 mg/kg. Mineral spirits may also be present in sample B-201/3B, but could not be detected in concentrations below 1500 mg/kg due to the masking influence of diesel. Gasoline was not detected. However, the laboratory limits of detection for gas varied from less than 10 to less than 600 mg/kg, depending on the concentrations of diesel present (Table 1).

-
1. Mineral Spirits (C₉ to C₁₃) overlap the DEQ definitions of Diesel (C₁₀ to C₂₈) and Gasoline (C₄ to C₁₀). Gasoline actually ranges from C₄ to C₁₀. Diesel overlaps gasoline and can range from C₁₀ to C₁₈ or heavier. Kerosene generally ranges from C₁₀ to C₁₈. However, because mineral spirits are refined to contain a limited range, their peak is distinct from that of gas, diesel and kerosene, but may be masked by high concentrations of these other hydrocarbons. Mineral spirits are commonly used as paint thinner and cleaning solvent.

4.1.3 Volatile Organic Compounds in Soils

Two soil samples were analyzed for purgeable halocarbons and aromatics (Table 2). One sample (B-201/2B) was collected from a depth of 10 ft, well above the water table. The second (B-202/7A) was collected from the base of the landfill deposit. No volatile organic compounds were found (detection limit of 0.2 mg/kg).

4.1.4 Inorganic Compounds in Soils

Five soil samples of incinerator ash from the two site borings were analyzed for heavy metals (Table 1). The samples included relatively pure incinerator ash and ash mixed with landfill debris (Table 1). The depths range from well above the water table, to just above the water table to the bottom of the landfill (Table 1).

Arsenic in the landfill deposit ranges from below the laboratory limit of detection (two samples) to 47 mg/kg. Cadmium varies from below detection (one sample) to 12 mg/kg. Lead varies from 17 mg/kg to 2200 mg/kg. Chrome varies from 16 mg/kg to 44 mg/kg. Manganese varies from 190 mg/kg to 1400 mg/kg. Arsenic, cadmium, chromium, lead and manganese are all in excess of the background concentrations recommended for the Marathon site (Table 1).

As shown on Table 1, metal concentrations in the ash and debris at the LCL&C site are consistent with those found at the Marathon site. Additional discussions of metal concentrations in site soils are presented in section 5.2.

4.1.5 Soil Acidity

The pH of all soil samples was measured in the field. Results are shown on the logs (Figure 7). The ash and landfill debris are slightly alkaline, with pH generally between 7.5 and 8.5. Only one of the samples at the LCL&C site was acid: soil from 10.5 ft in B-201 had a pH of 5.2. Boring B-202 was located about 20 ft west of the scrap batteries shown in Figure 9.

4.2 Ground Water

Three ground water samples were collected one from boring B-201 and two (duplicate samples) from boring B-202. The DEQ-approved sampling protocols developed for studies of the Marathon study were followed (see Appendix A).

4.2.1 PCBs in Water

Although a trace of PCB was detected in one soil sample (Aroclor 1260), no PCBs were found in the site ground water (detection limit of 4.0 ug/l).

4.2.2 Hydrocarbons in Ground Water

Diesel was found in both ground water samples: B-201/W1 had 40,000 ug/l, and the duplicates from B-202 had 12,000 and 15,000 ug/l. Mineral spirits also were detected in the ground water from B-201 (6800 ug/l). Mineral spirits may also be present in B-202, but the diesel in the B-202 sample precludes detection of concentrations of mineral spirits less than 2500 ug/l.

Gasoline was not identified in either of the ground water samples. However, the diesel present in the water raised the detection limit for gasoline to 600 ug/l.

4.2.3 Aromatic Compounds and Purgeable Halocarbons in Ground Water

The aromatic hydrocarbons benzene, toluene, ethylbenzene, and xylene were all present in the ground water sample from B-201, and traces of benzene and xylene also were detected in the sample from B-202 (Table 2). The relatively high proportion of light aromatics in B-201/W1 suggests a relatively fresh release (74 ug/l benzene, 5.2 ug/l toluene, 20 ug/l ethylbenzene, and 76 ug/l total xylene).

The concentrations of benzene (1.2 ug/l) and total xylene (0.8 ug/l) in B-202, are much less than in B-201/W1. Concentrations of the straight-chain diesel hydrocarbons are also much lower in B-202, however they are not lower by the same proportion as the aromatics. Boring B-202 was drilled 116 ft south of boring B-201 (Figure 6). In that distance the straight chains decrease to 40 percent of their concentration in B-201, but aromatics decrease to about 1 percent of their concentration in B-201.

No other aromatics or purgeable halocarbons were detected in the ground water samples. However, analyses for polynuclear aromatic hydrocarbons (PNAs) should find several of these compounds, which are present in diesel.

4.2.4 Inorganic Compounds in Ground Water

Both ground water samples were analyzed for heavy metals and Oregon primary and secondary drinking water standards (Table 1). Heavy metals concentrations are comparable to those found at Marathon. They are as follows (in mg/l):

Metal	B-201	B-202	Maximum at Marathon	EPA MCL
arsenic	0.018	0.059	0.05	0.05
barium	0.088	0.28	0.812	1.0
cadmium	<0.002	<0.002	0.001	0.01
chromium	0.002	<0.002	0.004	0.05
lead	0.042	0.022	0.048	0.02
iron	1.2	1.0	28.7	0.3
manganese	0.19	0.15	0.66	0.05

Other primary and secondary compounds and ions are listed in Table 2.

The EPA maximum concentration limits for drinking water (MCLs) are exceeded for arsenic, lead, iron and manganese. The standards for iron and manganese are to protect water systems from corrosion - not public health - so these exceedances are not particularly significant. The solubilities of lead and arsenic are increased by the presence of organic compounds. Thus, the high lead and arsenic may be in part caused by the abundant hydrocarbon in the water.

4.3 Methane

Methane was found to be present at the Marathon and Lincoln and Allen properties as a result of buried landfill debris. Essentially identical landfill debris is present at the LCL&C site as discussed in section 4.1. Volatile organic vapors were monitored during drilling and sampling on 13 April 1992; field VOC testing yielded maximum results of 500 ppm and 6% of lower explosive limits. Because of the relatively low concentrations, no air samples were collected or analyzed for methane.

5. INTERPRETATION

In section 4.1, we noted that the soils from the borings looked like incinerator ash, and have the chemical properties of the ash. We also noted that the aerial photos taken in 1940 and 1957 (Figures 2 and 4) show that the landfill extended to the west boundary of the subject site. The only reasonable geologic interpretation of these various data is that ash and debris from the incinerator extend to the LCL&C site, as shown on Figure 8. Thus the interpretation of the heavy metals analyses is simple, as discussed in section 5.1, below.

Explanation of the hydrocarbons is less straight forward. There are several potential sources, including nearby USTs, the former landfill and the former truck terminal. The available information is not adequate to eliminate most of the potential sources, as discussed in section 5.2.

5.1 Heavy Metals in Soils and Ground Water

Heavy metals found in the soil samples are, in our experience, from the buried incinerator ash and landfill debris under the LCL&C site. No samples from the site were assessed by the EP Toxicity or TCLP tests. However, several ash samples from the Marathon site were tested for EP Toxicity. In our opinion, the concentrations of lead in samples from B-202 are high enough so that the samples would probably have toxic concentrations of leachable lead.

Lead in the ground water from the site borings had concentrations of 0.042 and 0.022 mg/l. These are consistent with the lead concentrations observed in the fill aquifer in the areas of the Marathon property that are underlain by relative pure ash. Arsenic, barium and manganese concentrations from B-201 and B-202 are also similar to those of ground water in the ash at Marathon.

Given the similarities of the materials at the Marathon and LCL&C properties, and their common origin, the similarities of the contaminants in soil and ground water is no surprise. The similarities between the sites indicate that the mitigation selected for the Marathon site is appropriate for the LCL&C site.

5.2 Hydrocarbons and in Soils and Ground Water

As discussed in Section 2, there are numerous potential sources in the neighborhood for the diesel and mineral spirit contamination found in the soil and ground water. These include the numerous nearby USTs, the former City of Portland landfill, former on-site truck terminal, and several present and former nearby truck terminal and truck parking facilities.

Mineral spirits are used as cleaning solvent and paint thinner. Consequently, any of the present or past manufacturing operations, the scrapyards, the paint supply or warehouses, truck terminals, or other vehicle service facilities could be source for mineral spirits.

However, there is a slightly shorter list of potential sources of the benzene, toluene, ethylbenzene, and xylene. BTEX are major components of gasoline, diesel and mineral spirits. However, they vaporize faster than the paraffins [2] that make the remainder of these products. A spill that contains a large amount of BTEX when new will contain progressively less as time passes. In the case of the City landfill, analyses of ground water found no toluene, ethylbenzene or xylene, and little or no benzene (section 3.4.1). This lack of aromatics prevails even in the areas of the old landfill where the fuel tanks, service areas and truck wash for the former truck terminal were located.

Aromatics (BTEX) occur together with the hydrocarbons identified as diesel and mineral spirits in the ground water from B-201. The presence of aromatics indicates that these products are not as old as the hydrocarbons from City landfill facility (1900 - 1948), or as old as those from the truck terminal (1950 - 1979). It appears more likely to us that the hydrocarbons in soil and ground water from boring B-201 originated from a nearby leaking UST, and/or nearby surface release or releases. An alternate explanation is that the diesel fraction of the contamination is old, and that the BTEX are associated with a fairly recent release of mineral spirits. Either explanation requires a relatively recent release, either of mineral spirit or mineral spirit and diesel.

Neither aromatics (BTEX), diesel nor mineral spirits were found in the soil sample collected from 10 ft in B-201. The lack of hydrocarbons in the soil just above ground water contaminated by hydrocarbons eliminates the possibility that a surface spill near B-201 migrated downward to the ground water.

Aromatics migrate through unsaturated soils by vapor transport. Because of this, aromatics are generally present in soil near the source of a fuel spill, and concentrations drop off away from the source. The decline in concentration is generally slower beneath buildings and pavement, where loss to the atmosphere is retarded. The lack of aromatics in the soil in B-201 suggests to us that the hydrocarbons and aromatics in the ground water migrated from some distance from the point(s) of release to B-201 and B-202.

The nearest known potential sources are the Nudelman's scrapyards and the site building. The scrapyards had, and may still have two USTs, and is assumed to have used solvent (probably mineral spirits) to clean salvaged equipment. Some of the

2. Paraffins, including cycloparaffins and branched paraffins.

site tenants may also have used, stored and/or sold paint thinner.

Ground water monitoring at Marathon shows the average flow in the fill is from east to west, east of the Nudelman property. If this flow direction continues west of Marathon, then the site building would be downgradient of the hydrocarbons detected in B-201 and B-202. However, the most active part of Nudelman's site -- the northwest corner -- is directly upgradient of B-201, where the highest concentrations of diesel, mineral spirit and aromatics were found.

6. CONCLUSIONS AND RECOMMENDATIONS

Incinerator ash and mixed ash and landfill debris are present beneath the eastern part of the LCL&C property. Both the ash and the landfill debris are similar in appearance and chemistry to the incinerator ash and landfill debris at the adjacent Marathon site. In our opinion, these fill materials are likely to underlie most of the remainder of the site, including the LCL&C building. However, additional borings will be required to confirm the extent of the old landfill.

Studies of the ash and landfill debris on the adjacent Marathon and Lincoln & Allen properties indicate that there are some potential long-term risks to workers from inhalation of lead in the ash. These risks, however, can and will be mitigated by paving the sites and constructing new buildings on the Marathon property in unpaved parts of the former landfill. Methane from the landfill deposit beneath the Marathon site will be mitigated by installation of a methane-collection system. The City of Portland has agreed to indemnify the present owners of the affected sites (Marathon and Lincoln & Allen) for the costs of studies and mitigation. We recommend that the City of Portland's selected mitigation for the former landfill (Marathon property) be extended to include the LCL&C site.

It is very unlikely that the diesel, mineral spirits and aromatics (BTEX) found in ground water at the site originated from the landfill or former truck terminal. However, some fraction of the diesel found in the soil samples (Table 2) could be from the landfill or the truck terminal, because similar hydrocarbons have been found in the landfill (NGS, Inc., 1990).

Mineral spirits may have been used in the site building (section 2.2.1). However, several other potential sources are present, and available information on the ground water flow suggests that the building is not the most likely source of the mineral spirits.

The ground water gradient extrapolated from Marathon indicates ground water flows towards the site from the Nudelman property. Thus the most likely sources of diesel and mineral spirits appear to be releases at the adjacent scrap yard, or from a conjectural source north or northeast of the scrapyard. However, the available information does not prove that the most likely sources are responsible. There are numerous other potential sources in the area. The ground water gradient may change west of Marathon.

Defining the source and extent of the hydrocarbons and aromatic hydrocarbons in the ground water will require additional study. These studies should include additional borings, the installation of 3 to 4 monitor wells, sampling of the wells and measurement of water levels to define the gradient west of the Marathon site. Volatile and hydrocarbon analyses should be

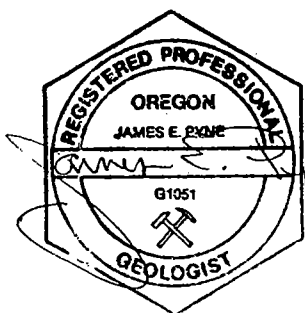
supplemented by analyses for PNAs, to assist in discriminating between new and old diesel.

Little methane was detected. However, methane associated with the buried landfill debris may be present in higher concentrations under other parts of the site. Methane should be monitored during the additional studies.

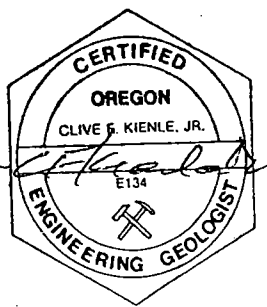
7. LIMITATIONS

This report is intended exclusively for your use for the specific purpose stated herein. This study was performed and this report prepared, in accordance with the degree of care and skill ordinarily exercised under similar conditions by members of our profession as described in Paragraph 7 of the General Conditions and Fee Schedule (dated 1/92). No other Warranty or representation, expressed or implied, is made or intended in our proposal, written, or oral reports, or any other presentation of our work.\

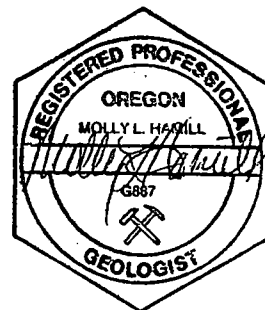
Yours very truly,
Northwest Geological Services, Inc.



James E. Pyne
Vice President



C.F. (Rick) Kienle, Jr.
Vice President



Molly L. Hamill
President

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Cleaners.

TABLE 1: LONGVIEW CITY LAUNDRY AND CLEANERS
Summary of Results of Metals Analysis - Soil

Location	Sample	Depth	Arsenic	Cadmium	Ch
B-201	2B Ash	10.5'	<8	<2	
B-201	3A Mixed	15.5'	8	12	
B-202	2B Ash	10.9'	30	3	
B-202	3B Ash	15.7'	<8	3	
B-202	7A Ash	30.3'	47	7	
Detection Limits			8	2	

Soil results are in mg/kg

Summary of Metals Analyses - Marathon Proper

	Arsenic	Cadmium	Ch
Recommended Background at Marathon	21.6	0.5	
Incinerator Ash			
Maximum at Marathon	43	8.4	
Minimum at Marathon	6	<1	
Mean at Marathon	23	3.6	

Results are in mg/kg

Summary of Oregon Primaries and Secondaries

Location	Sample	Depth	Arsenic	Cadmium	Ch	Field pH	Lab pH	Sand	Total Solids
B-201	W1	17.3'	0.018	<0.002		7.30	8.62	56400	57500
B-202	W1	17.3'	0.059	<0.002		7.20	8.10	32800	36300
Detection Limits			0.005	0.002				1	1
EPA Limits			0.05	0.01			6.5-8.5	2	500

NOTES: 1. Ground water results in mg/l.
2. "<" followed by number denotes b

Summary of Fill Monitoring Wells - Marathon

	Arsenic	Cadmium	Ch	Field pH	Lab pH	Sand	Total Solids
Maximum at Marathon	0.05	0.001		7.74	10.34	8225	6630
Minimum at Marathon	<0.001	<0.001		7.00	6.55	53.3	9.64

Note: Results are in mg/l

TABLE 2: LONGVIEW CITY LAUNDRY AND CLEANERS - ADDITIONAL PHASE 2
Purgable Halocarbons, Aromatics, HCID and PBCs - Soil

ND 8015

Location	Sample	Depth	Benzene	Toluene	Ethyl- benzene	Total Xylene	Gasoline	Diesel	Mineral Spirits	PCB Aroclor 1260	
B-201	1B	5.5'	-	-	-	-	-	-	-	<0.1	
B-201	2B	10.5'	<0.2	<0.2	<0.2	<0.2	<10	<25	<35	<0.1	ND
B-201	3B	16.0'	-	-	-	-	<600 ND	3200	<1500 ND	4.0 (trace) - ?	
B-201	5B	25.3'	-	-	-	-	<60 ND	850	460	<1.0 - ?	
B-201	7A	35.5'	-	-	-	-	<10	425 100	35 40	-	
B-202	3B	15.7'	-	-	-	-	<60 ND	200	<200 ND	<0.1	
B-202	6B	27.3'	-	-	-	-	<60 ND	300	<200 ND	-	
B-202	7A	30.3'	<0.2	<0.2	<0.2	<0.2	<60 ND	300 ND	<200 ND	<1.0	
B-202	8A	33.2'	-	-	-	-	<10	<25	<35	-	
Detection limits (mg/kg)			0.2	0.2	0.2	0.2	10-600	25-1200	35-1500	0.1	

↑
8015/8020

Purgable Halocarbons, Aromatics, HCID and PBCs - Ground Water

Location	Sample	Depth	Benzene	Toluene	Ethyl- benzene	Total Xylene	Gasoline	Diesel	Mineral Spirits	PCB Aroclor
B-201	W1	17.3'	74	5.2	20	76	<600 ND	40000	6800	<4.0
B-202	W1	17.3'	1.2	<0.2	<0.2	0.8	<600 ND	12000	<2500 ND	<4.0
B-202	W2	17.3'						15000		
VOC detection limits (ug/l)			0.2	0.2	0.2	0.2	600	2000	2500	4.0

- NOTES: 1. All concentrations for soils in mg/kg; for ground water in ug/l.
 2. "<" followed by number denotes below detection limits stated; "-" denotes not tested for parameter listed.
 3. HCID is Oregon DEB hydrocarbon scan (modified EPA 8014, GC/FID)
 4. No organic compounds other than those listed were found in soil or water samples.

TABLE 3: UNDERGROUND STORAGE TANKS REGISTERED WITH THE DEQ AND FIRE DEPT.

ID NUMBER	FACILITY NAME	ADDRESS	OREGON DEQ		PORTLAND FIRE BUREAU			
			PERMIT	ACTIVE DECOMM	DATE	NUMBER	SIZE	DECOMM
1956	Fred N. Bay News Co.	3155 NW Yeon	5	5				
6643					19-Oct-61	1	2000	
8413					31-Dec-74	1	1750	
10106					14-Jun-78	3	6000	
							4000	
							500	
7146	S.J. Nudelman Co.	2707 NW Nela St.			24-Mar-66	2	1000	
							2000	
6303	Schnitzer Investment	3200 NW Yeon		5				
26316	Industrial Air Products				23-Dec-46	1	1000	
2123	Schnitzer Steel Co.				12-Mar-47	1	550	
4066	Industrial Air Products				26-Nov-51	1	12000	
4281	Signal Oil Co.				21-Aug-52	1	5000	
5429	Industrial Air Products				14-Dec-56	1	10000	
6855	Industrial Air Products				06-May-63	1	4000	
10167	Schnitzer Investment				21-Mar-79	2	10000	1988?
							5000	1988?
8277	Terminal Transfer	3106 NW Yeon	6	6				
7274					18-May-67	5	12000	
							12000	
							7000	
							2000	
							1000	
49134	Kleenair Products	3055 NW Yeon			30-Jun-49	1	675	
49135					30-Jun-49	1	675	
49136					30-Jun-49	1	675	
71154					23-Oct-52	1	675	
8939	United Beer Distrib.	2916 NW Industrial	2	2				
61674	Systems Terminal	2800 NW 25th			14-Jan-51	1	3000	
3694					15-Jan-51	1	10000	
3695					15-Jan-51	1	10000	
3696					15-Jan-51	1	3000	
3697					15-Jan-51	1	3000	
3698					15-Jan-51	1	3000	
3699					15-Jan-51	1	10000	
61735					08-Feb-51	1	3000	
78717	J.K. Gill Co.	2725 NW Industrial			03-Aug-54	1	8000	
4991					02-Jun-55	1	275	
59187	J.K. Gill Co.	2801 NW Industrial			26-Sep-50	1	8000	
95756	Wetland ?	2623 NW Industrial			18-Jan-61	1	1000	
6741	Berenson Hdwe.	2625 NW Industrial			28-Feb-68	1	40 bbl	

TABLE 4

Mon 3 June 1991 Update of Ore DEQ LUST Cleanup List; Zipcodes 97001 to 97217
Edited by Northwest Geological Services Inc on 12 April 1991
Portland Oregon 503-249-1093

Searching 691lus1.lst for files in Zipcode 97210 Search Date: 05-06-1992

Trumbull Asphalt Fume line, 3570 NW Yeon Ave, Portland; Multnomah Co. 97210
26-88- 54 = DEQ NWR File # — Cleanup: no start date, no FRP, no finish date

Terminal Transfer Inc, 3601 NW Yeon Ave, Portland; Multnomah Co. 97210
26-89- 13 = DEQ NWR File # — Cleanup: no start date, no FRP, no finish date

Terminal Transfer Inc, 3601 NW Yeon Ave, Portland; Multnomah Co. 97210
26-89- 13 = DEQ NWR File # — Cleanup: no start date, no FRP, no finish date

White GMC Trucks of Portland Inc, 2705 NW Nicolai St, Portland; Multnomah Co. 97210
26-90- 45 = DEQ NWR File # — Cleanup started 30 Jan 90 by: RP, ended: 10 May 90

FRED N BAY NEWS CO., 3155 NW Yeon, Portland; Multnomah Co. 97210
26-90- 160 = DEQ NWR File # — Cleanup started 12 Mar 90 by: RP, ended: 12 Mar 90

Sealy Mattress Co., 3100 NW Industrial, Portland; Multnomah Co. 97210
26-90- 277 = DEQ NWR File # — Cleanup started 4 Aug 90 by: RP, ended: 14 Aug 90

ABF FREIGHT SYSTEM, 2825 NW Yeon Ave, Portland; Multnomah Co. 97210
26-90- 314 = DEQ NWR File # — Cleanup: no start date, no FRP, no finish date

Schnitzer Investment Property, 3400 NW Yeon Ave, Portland; Multnomah Co. 97210
26-90- 487 = DEQ NWR File # — Cleanup: no start date, no FRP, no finish date

Transcon Lines, 3182 NW 26th Ave, Portland; Multnomah Co. 97210
26-91- 113 = DEQ NWR File # — Cleanup started 12 Mar 91 by: RP, no finish date

S E Rykoff & Co, 3232 NW Industrial, Portland; Multnomah Co. 97210
26-91- 130 = DEQ NWR File # — Cleanup started 18 Mar 91 by: RP, no finish date

Searching 691lus2.lst for files in Zipcode 97210 Search Date: 05-06-1992

Searching 691lus3.lst for files in Zipcode 97210 Search Date: 05-06-1992

Searching Nozip.691 for files in Zipcode 97210 Search Date: 05-06-1992

Hunke Co, 2211 NW Nicolai, Portland; Multnomah Co. 97210
26-91- 190 = DEQ NWR File # — Cleanup: no start date, no FRP, no finish date
NGS Comments: no DEQ Zip

Searching 1024lust.upd for files in Zipcode 97210 Search Date: 05-06-1992

SEARCH REPORT:

3014 records were searched in 5 files
66 LUSTS were found by the search and 11 were printed

Mon 3 June 1991 Update of Ore DEQ LUST Cleanup List; Zipcodes 97001 to 9

217

Edited by Northwest Geological Services Inc on 12 April 1991
Portland Oregon 503-249-1093

Searching 691lus1.lst for files in Zipcode 97210 Search Date: 05-06-19

92

COLUMBIA DISTRIBUTING CO., 2448 NW 28th, Portland; Multnomah Co. 97210
26-90- 158 = DEQ NWR File # -- Cleanup started 2 Apr 90 by: RP, ended:
30 Apr 90

FRED N BAY NEWS CO., 155 NW Yeon, Portland; Multnomah Co. 97210
26-90- 160 = DEQ NWR File # -- Cleanup started 12 Mar 90 by: RP, ended
12 Mar 90

ABF FREIGHT SYSTEM, 2825 NW Yeon Ave, Portland; Multnomah Co. 97210
26-90- 314 = DEQ NWR File # -- Cleanup; no start date, no PRP, no finish
date

Searching 691lus2.lst for files in Zipcode 97210 Search Date: 05-06-19

92

Searching 691lus3.lst for files in Zipcode 97210 Search Date: 05-06-19

92

Searching Nozip.691 for files in Zipcode 97210 Search Date: 05-06-1992

Humke Co, 2211 NW Nicolai, Portland; Multnomah Co. 97210
26-91- 190 = DEQ NWR File # -- Cleanup: no start date, no PRP, no finish
date

NGS Comments: no DEQ Zip

Searching 1024lust.upd for files in Zipcode 97210 Search Date: 05-06-1

92

SEARCH REPORT:

3014 records were searched in 5 files
67 LUSTS were found by the search and 4 were printed



From: U.S.G.S. 7.5 minute series topographic maps, Portland, Oregon, 1961 photorevised 1970 and 1977, scale 1:24,000.

NORTH



2737 N.W. Nela St., Bldg D.
Northwest Portland, Oregon

NGS, Inc.

March 1992 Figure 1



From: U.S. Army Corps of Engineers

Note: Fan of ash northwest of incinerator, small lakes, and
garbage pile

NORTH

Approximate boundary of the site in relationship to the
former City of Portland Landfill site.

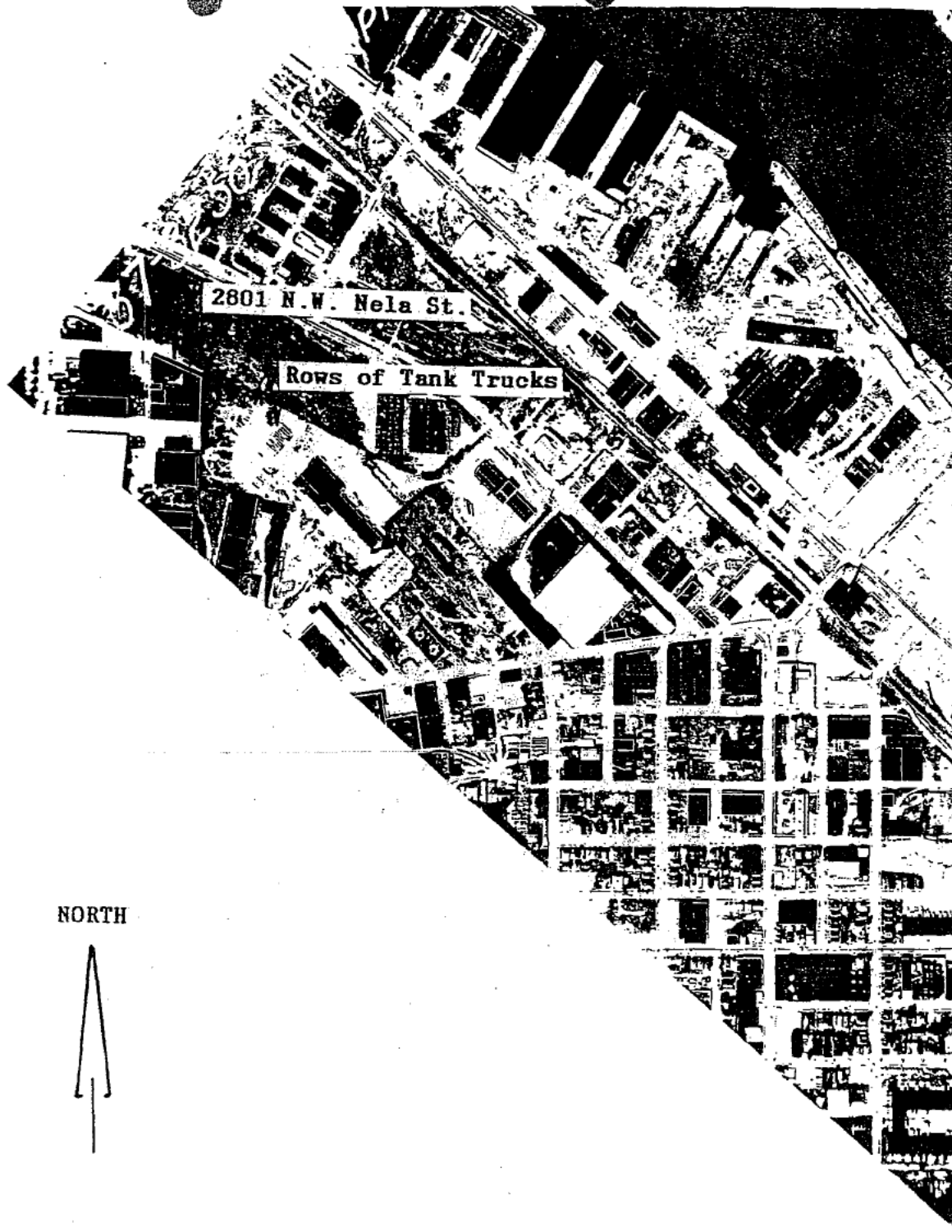
From: U.S.A.C.E. aerial photograph, 18 Oct. 1940, #5816.

2737 N.W. Nela St., Bldg D.
Northwest Portland, Oregon

NGS, Inc.

April 1992

Figure 2



NORTH

Aerial photograph showing truck parking for the nearby terminal operations.

From: U.S. Army Corps of Engineers, 1957.

2737 N.W. Nela St., Bldg D.
Northwest Portland, Oregon

NGS, Inc.

April 1992

Figure 3

Tank Trucks

2801 N.W. Nela St.



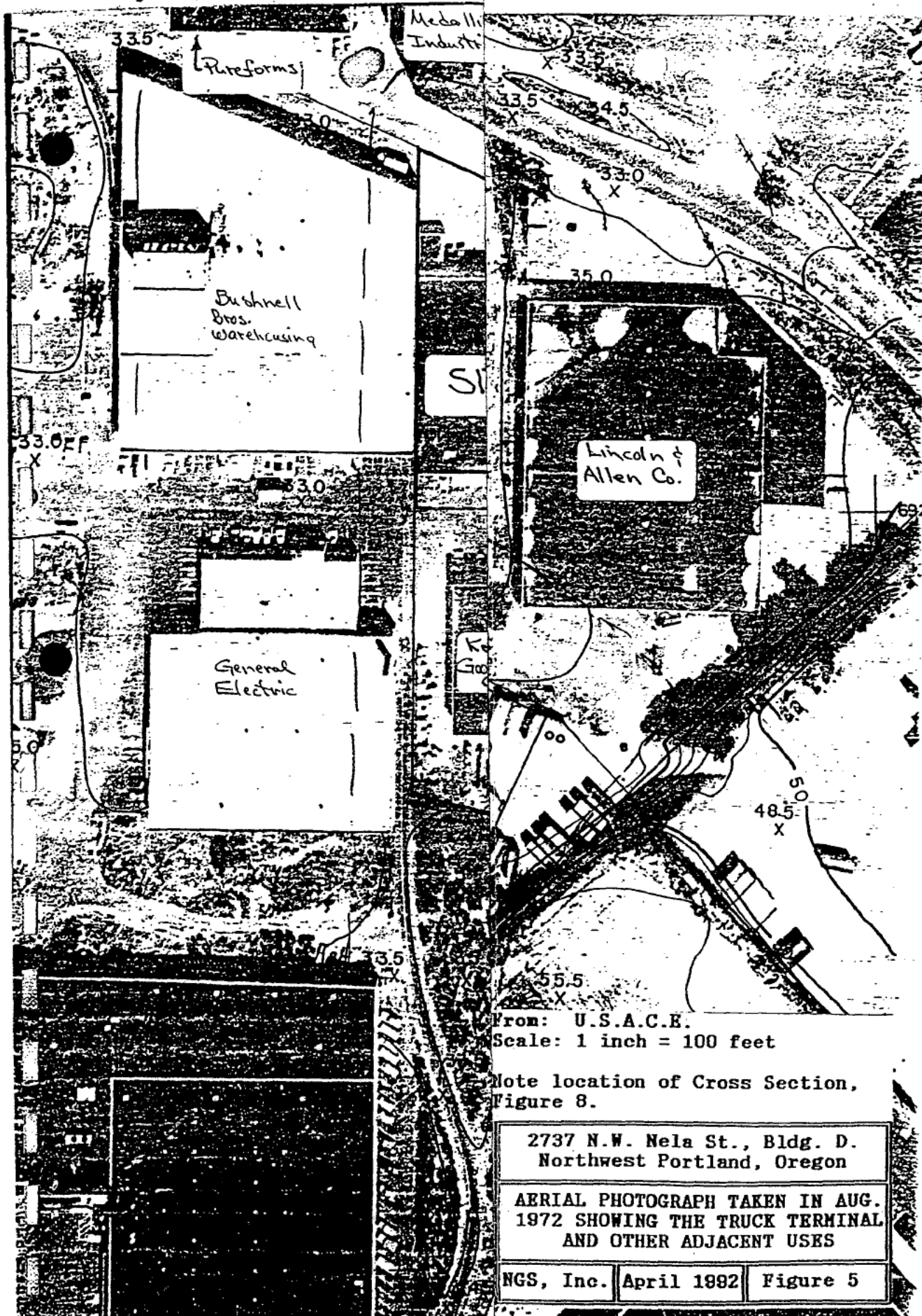
From: OR Historical Society
Photo by: Alfred A. Monner for the Oregon Journal 29 December 1957
Caption: Guild's Lake Area - A highly successful example of post war
planned industrial development in Portland, at Northwest
corner of the City.

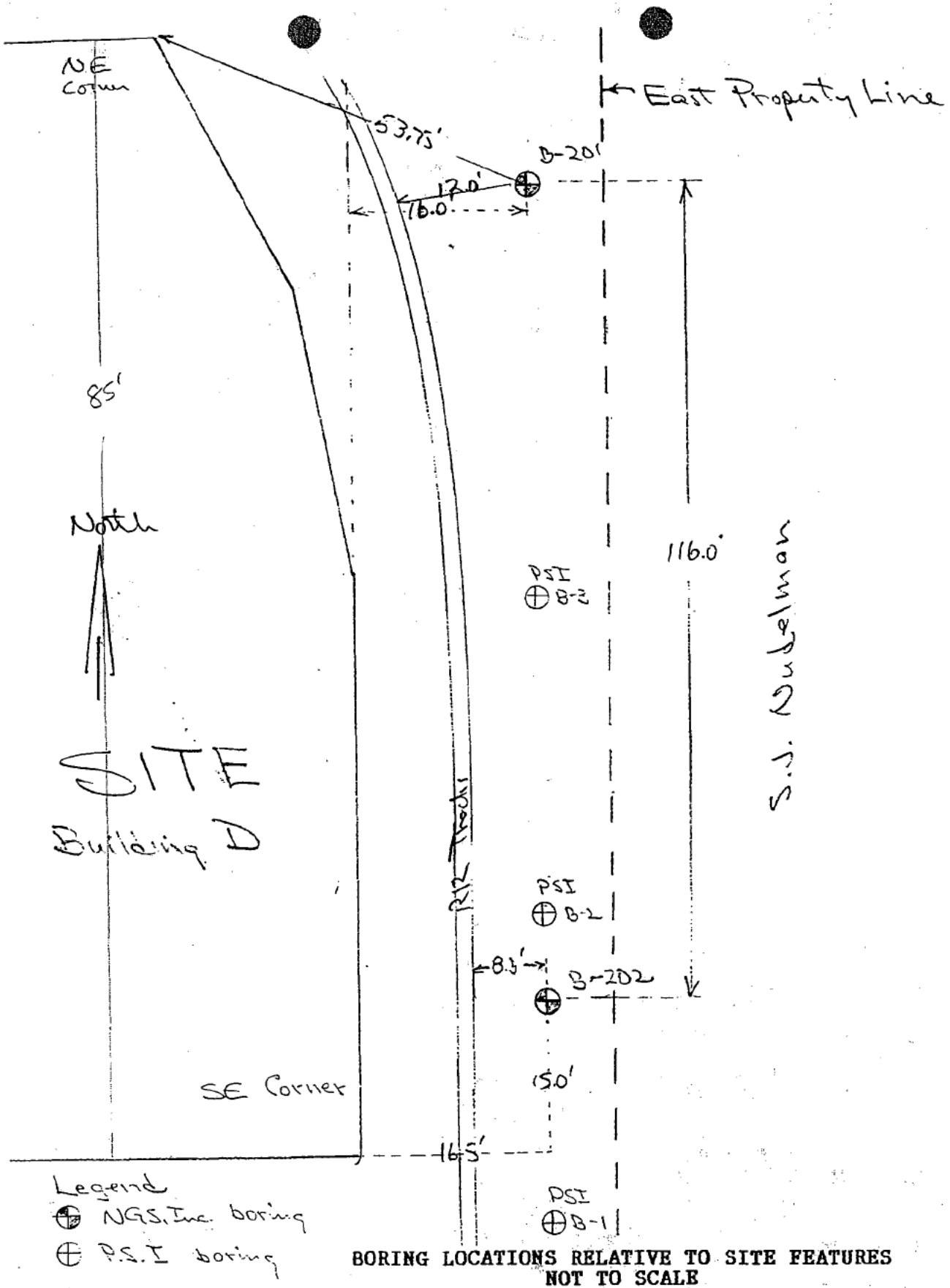
2737 N.W. Nela St., Bldg D.
Northwest Portland, Oregon

NGS, Inc.

April 1992

Figure 4





2737 N.W. Nela St., Bldg D.
Northwest Portland, Oregon

NGS, Inc.

March 1992

Figure 6

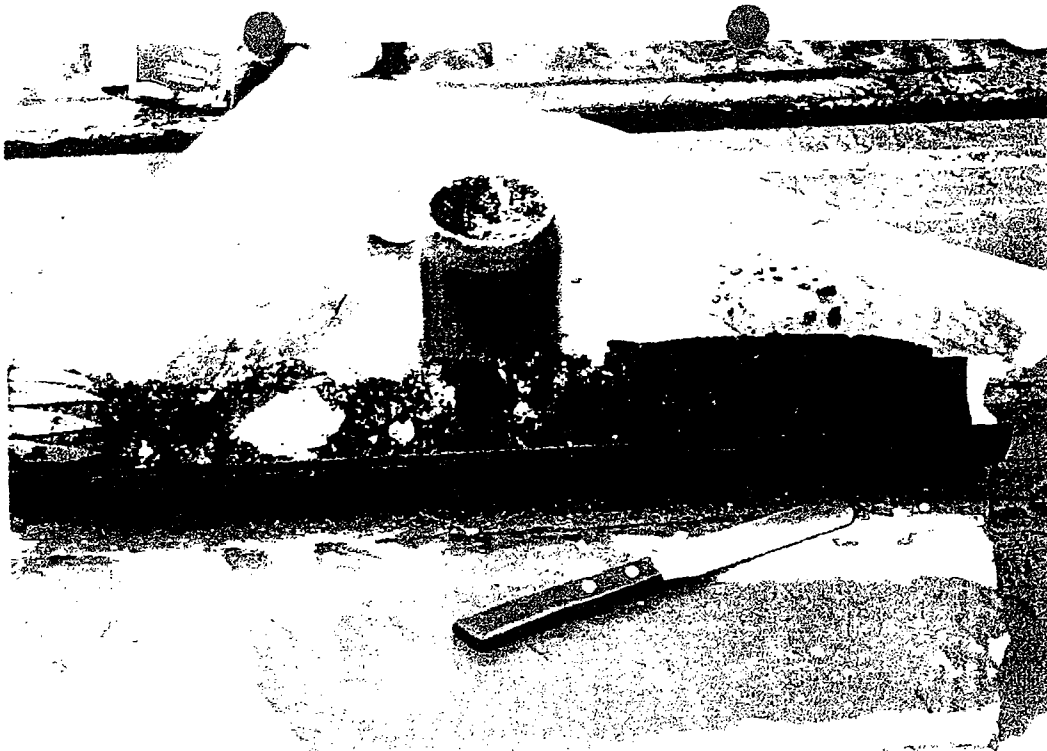
PROJECT Longview City Laundry and Cleaners		JOB # 162-1-1		SHEET OF 1 2		
CLIENT			DRILLER Geotech Explorations			
MEGR. DESIGNATION OF DRILL RIG Cantero 150 Hollow Stem Auger			location sketch			
BIT SIZE HSA 7 1/4 OD ; 3 1/4 ID						
LOCATION (coordinates) ELEVATION						
TOTAL DEPTH 36.5'	FT. CORE 0	FT. SOIL 36.5'				
DEPTH WATER 17.3' (est)		INSPECTOR(s) R. Kienle / J. Pyne		DATE STARTED 13 April 1992		
				DATE COMPLETED 13 April 1992		
DEPTH (ft)	GRAPHIC LOG	DESCRIPTION/CLASSIFICATION OF SOIL AND ROCK	SAMP #	REC RQD	BOX #	REMARKS
		Asphalt pavement over gravel base 0 to 1.0'				09:01 Began drilling
		Gravel and ash in cuttings 1.0 to 5.0'				
5	Mixed Ash : landfill Debris	Brown ash with gravel and some landfill debris (brick, asphalt); moist	09:13 B-201/1 6/10/8	10"		pH = 8.11 GTA = 150 ppm; GTS = 10 ppm Jar spl /1A 5.2 to 5.5' " " /1B 5.5 to 5.8' bag spl 5.0 to 5.2'
10	Ash	Red-brown med to fine ash w/ some gravel to 10.5'; wet	09:27 B-201/2 2/10/12	14"		GTA = 10' = 45 ppm pH = 5.12 GTA = 11.5' = 200 ppm GTS = 30 ppm Jar spl /2A 10.2 to 10.5' " " /2B 10.5 to 11.0' bag spl 10.0 to 10.2'
15	Mixed Ash : landfill Debris	Red-brown landfill debris mixed w/ ash 15.0 to 16.0'; wet Grades w/ heavy oil at 16.0'	09:38 B-201/3 10/33/23	16"		pH = 7.91 GTA = 25 ppm; GTS = 15 ppm Jar spl /3A 15.5 to 16.0' " " /3B 16.0 to 16.3' bag spl 15.0 to 15.5'
20		Ground water at 17.3' (on rods)				
20		Dark grey silty fine sand; oily 3" of fine ash at base of sample	09:50 B-201/4 5/13/20	11"		pH = 9.0 GTS = 45 ppm Jar spl /4A 20.0 to 20.3' " " /4B 20.3 to 20.6' bag spl 20.6 to 20.9'
25						GTA at 25' = 450 ppm

FIGURE 7/201

PROJECT		JOB #		SHEET OF		
Longview City Laundry and Cleaners		162-1-1		2 2		
CLIENT		INSPECTOR(S)				
		R. Kreile / J. Pyne				
DEPTH (ft)	GRAPHIC LOG	DESCRIPTION/CLASSIFICATION OF SOIL AND ROCK	SAMP #	REC RQD	BOX #	REMARKS
25	Mixed Ash and Landfill Debris	Black fine to med. ash w/ landfill debris (metal scraps, wood); trace oil (looks and smells oily)	10:10 B-201/5 4/16/8	8"		pH = 8.86 GTA = 250ppm Jar spl /5A 25.0 to 25.3' " " /5B 25.3 to 25.6' 11 bag spl.
30	Dredge Fill	Dark grey medium sand w/ some fine ash; oily	11:06 B-201/6 11/20 10"	16"		print to sample B-201/6, the hole went 3.5', actual sample drive was 26.5 to 28.0' pH = 8.2 GTS = 125ppm Jar spl /6A 30.0 to 30.5' " " /6B 30.5 to 31.0' bag spl 31.0 to 31.3'
35	Alluvium	Gravel with some fine to med rounded gravel below 35.0'	11:33 B-201/7 9/16	13"		pH = 8.05 GTS = 15ppm Jar spl /7A 35.5 to 35.9' " " /7B 35.9 to 36.0' bag spl 35.4 to 35.5'
40		Boring completed at 36.5'				
		Ground water sample collected for lab. analyses				
		Initial soil test program:				
		Sample /1B: PCB.				
		" /2B: PCB, metals, mod 8015 and 8010-8020				
		" /3A: metals				
		" /3B: PCB; mod 8015				
		" /5B: PCB; mod 8015				
		" /7A: mod 8015				

PROJECT <u>Longview City Laundry and Cleaners</u>		JOB # <u>162.1-1</u>		SHEET <u>1</u> OF <u>2</u>		
CLIENT			DRILLER <u>Geotech Explorations</u>			
MEGR. DESIGNATION OF DRILL RIG <u>Contero 150 Hollow Stem Auger</u>			location sketch			
BIT SIZE <u>HSA 7 1/4 OD ; 3 1/4 ID</u>						
LOCATION (coordinates) ELEVATION						
TOTAL DEPTH <u>34.0</u>	FT. CORE <u>0</u>	FT. SOIL <u>34.0</u>				
DEPTH WATER <u>14.1 (est)</u>		INSPECTOR(S) <u>R. Kienle / J. Pyne</u>		DATE STARTED <u>13 April 1992</u>		
				DATE COMPLETED <u>13 April 1992</u>		
DEPTH (ft)	GRAPHIC LOG	DESCRIPTION/CLASSIFICATION OF SOIL AND ROCK	SAMP #	REC RQD	BOX #	REMARKS
		Asphalt pavement over gravel base 0 to 1.0'				
5		Brown ash and gravel w/ fragments of brick and concrete 1.0 to 5.0'	13:50 B-202/1	12"		pH = 8.8 GTA = 240 ppm; GTS = <10 ppm Jar spl /1A 5.3 to 5.3' " " /1B 5.3 to 5.6' bag " 5.6 to 6.0'
10		Grey, red, & brown mixed ash and landfill debris (brick, wood, rock) dump	13:57 B-202/2	16"		pH = 8.4 GTA = 50 ppm; GTS = <10 ppm Jar spl /2A 10.5 to 10.9' " " /2B 10.9 to 11.3' bag " 10.0 to 10.5'
15		Red to black and white incinerator ash with traces of metal and brick	14:04 B-202/3	12"		pH = 7.8 GTA = <10 ppm; GTS = <20 ppm Jar spl /3A 15.4 to 15.7' " " /3B 15.7 to 16.0' bag " 15.0 to 15.4'
20		Red fine to med. ash with zones of tan ash, and some brick and white mineral	14:23 B-202/4	12"		pH = 8.7 GTA = 0 Jar spl /4A 20.0 to 20.3' " " /4B 20.3 to 20.6' bag " 20.6 to 21.0'
25		Dark grey medium ash with fragments of white, grey, and red ash				

PROJECT			JOB #		SHEET OF	
Langview, City Laundry and Cleaners			167-1-1		2 2	
CLIENT			INSPECTOR(S)			
DEPTH (ft)	GRAPHIC LOG	DESCRIPTION/CLASSIFICATION OF SOIL AND ROCK	SAMP #	REC RQD	BOX #	REMARKS
25	Ash	Dark grey medium ash, trace of oil	14:22 B-202/5 25/25	0"		pH = 8.84; GTA = 500 ppm; 6% LEL Jan spl 16A 27.0 ± 27.3' " " 16B 27.3 ± 27.6' bag " 27.6 ± 27.75
			14:45 B-202/6 14/26/30	8"		
30			Black medium ash w/ frags. of wood and rock, oily	14:58 B-202/7 13/8/7	18"	
	Alluvium	Greenish-grey clayey silt w/ trace of metal fragments at top; grades clean downward; trace of fine sand; soft	16:00 B-202/8 11/14/19	18"		pH = 8.70; GTA = 0 GTA = 14% LEL Jan spl 17A 30.3 ± 30.7' " " 17B 31.2 ± 31.5' bag " 30.7 ± 31.0'
35		Boring completed at 34.0' Water sample taken for lab analyses Initial soil test program: spl 12B = metals " 13B = PCB, metals, mod 8015 " 16B = mod 8015 " 17A = PCB, metals, mod 8015, and 8010-8020 " 18A = mod 8015				pH = 7.85 Jan spl 18A 33.2 ± 33.6' " " 18B 33.6 ± 34.0' bag " 32.8 ± 33.2'



Sample of incinerator ash from Boring B-202 from a depth of 10 feet.



Debris on northwest portion of Nudelman's property, along eastern site boundary line; note old batteries in central and left portions of the photo.

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111 S.W. Fifth Avenue
Portland, OR 97204-3699

12 December 1994

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

MAY 7 1996

Attention: Mr. Steve Hill

Subject: Results of Additional Sampling and Analysis
Longview City Laundry and Cleaners Site

NORTHWEST REGION

Dear Steve:

The purpose of this letter is to summarize the results of the additional work conducted at the Longview City Laundry and Cleaners Site on NW Nela St. The work consisted of:

- * installation of 3 monitoring wells (MW-1, -2 and -3);
- * analyses of soil samples collected during drilling;
- * sampling and analyses of water from the three wells;
- * measurement of water levels in the three new wells and two wells at the Marathon site (B-8 and B-14); and
- * review and preliminary interpretation of the results.

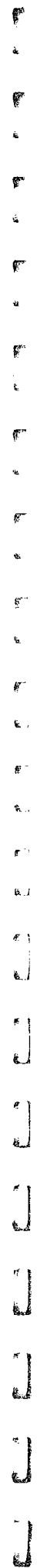
The work and results are discussed in the following sections.

Drilling, Sampling, and Well Installation

Field work at the Longview City Laundry and Cleaners (LCL&C) was performed in cooperation with the City of Portland. Work was conducted under the QA/QC procedures approved by DEQ for the Marathon U.S. Realties Inc. Remedial Investigation (NGS, 1989). The work included drilling three borings, soil sampling and analysis, installation of monitoring wells in the borings, well development, water level measurements, surveying, and ground water sampling and analysis. Figures 1 and 2 show approximate well locations and ground water elevations. Logs of the borings are included in Appendix A, together with logs from the 1992 borings B-201 and B-202.

Drilling was performed by GeoTech Explorations under contract to the City of Portland. Tom Pfeiffer of the City of Portland supervised the drilling. Surveying and some well development were also performed by or under the direction of the City.

James Pyne with Northwest Geological Services, Inc. (NGS), observed the drilling, assisted with soil sampling and logged the borings. During drilling, NGS monitored the samples and borings for volatile organic emissions with a GasTech. Pyne



also assisted with installation of the three wells, developed one well, and collected the ground water samples. NGS delivered the soil and water samples to Coffey Laboratories in Portland, Oregon for analyses.

MW-1 - Monitoring well MW-1 was drilled to a depth of 35.5 ft near the northwest corner of the site on 11 November 1994. Continuous soil sampling was attempted in the upper 12 feet of the boring, with wider spaced sampling below 12 feet. The boring encountered 5 feet of silty fill, beginning immediately below the asphalt paving. Sandy dredge fill was found between depths of 5 and 31.2 feet. The dredge sand rests on a deposit of clayey silt alluvium.

No landfill or ash deposits were encountered in MW-1, and no evidence of hydrocarbons were observed during drilling. Samples from depths of 10½-12 ft and 15-16½ ft were submitted for analyses for hydrocarbons.

A 2" diameter piezometer was installed in MW-1 on 11 November 1994, upon completion of the boring. The installation details are noted on the log (Appendix A). Water in MW-1 was first noted at approximately 14.6 ft below ground surface when drilled. Depth to water was 13.21 ft in the well on 14 November 1994, and 12.99 ft. on 23 November 1994.

MW-2 - Monitoring well MW-2 was drilled to a depth of 31.5 feet near the northeast corner of the building on 12 November 1994. It is about 40 ft northwest of B-201 (drilled in 1992a). Continuous soil sampling was attempted in the upper 15 feet of the boring, but sample recovery was poor. The boring encountered about 4 feet of surficial fill underlain by mixed ash and landfill debris to a depth of 29 feet. This fill contains an abundance of ash, glass and metal fragments, and wood debris. Heavy oil product (diesel, as discussed below) was found near the ground water surface at a depth of about 18 feet in the ash and landfill debris. Clayey silt alluvium underlies the ash and landfill debris. Samples from depths of 5½-6 ft, 11-11½ ft and 19-19.3 ft were submitted for analyses for hydrocarbons.

A 2" diameter piezometer was installed in MW-2 on 12 November 1994, upon completion of the boring. The installation details are noted on the log (Appendix A). The depth to water in MW-2 was approximately 18 ft when drilled. By 23 November 1994, the SWL was at a depth of 14.1 ft.

MW-3 - Monitoring well MW-3 was drilled to a depth of 36.5 ft at the southwest corner of the property on 14 November 1994. The boring encountered asphalt pavement, base rock, and construction fill to a depth of 8 feet. Mixed ash and landfill debris extended from 8 to 20 feet, and dredge fill was found between 20 and 35 feet. Silty clay alluvium was found below 35 feet. The boring encountered no hydrocarbons at the ground water

surface. However, some old and weathered hydrocarbon was found at a depth of 20 feet, in the top of the dredge fill. Samples from depths of 13-14 ft, 15½-17 ft, 22½-24 ft and 32-33½ ft were submitted for analyses for hydrocarbons.

A 2" diameter piezometer was installed in MW-3 on 14 November upon completion of the boring. The installation details are noted on the log (Appendix A). The depth to water in MW-3 was approximately 14 ft when drilled. On 23 November 1994, the SWL was at a depth of approximately 13.8 ft.

Well Development

Well development was performed by hand bailing. About 70 gallons were removed from MW-1 on 14 November 1994 by NGS. The City bailed 50 gallons from MW-3 on 17 November and 50 gallons from MW-2 on 28 November 1994. The water bailed from MW-2 was placed in a drum to retain the free hydrocarbon product floating on the ground water surface.

Ground Water Levels

Ground water measurements were made by NGS from the three site wells and from two wells on the Marathon site (identified as B-8 and B-14, NGS, 1990b) on 23 and 28 November 1994. The 28 November measurements were made just prior to sampling MW-1 through MW-3. Figures 1 and 2 show the ground water elevations and gradients found. Depths to ground water were also measured during drilling (11 through 14 November 1994).

The 23 and 28 November measurements show a relatively flat gradient (Figures 1 and 2). The flow is generally away from the former City Landfill, and is similar to the winter (wet season) flow directions measured previously at the Marathon site (NGS, 1992b). At LCL&C, flow appears to be from the east-south-east to the west-northwest (ie., both the Nudelman and Marathon sites are upgradient).

At the nearby Marathon site, the gradient in the main part of the former City landfill has been observed to swing from a southwest flow during the dry season (generally June through October) to a west to north-northwest flow during the wet season (NGS, 1990a). This gradient change is consistent with the changes in water levels observed in the wells between 11 to 13 November 1994 (when the wells were drilled) and 23 November (after elevations were surveyed).

The water levels measured during drilling are not precise because of the disturbance from drilling. However, they provide an indication of what the gradient was before the heavy fall rains began (1.73 inches of rain fell from 12 through 23 November 1994). The measurements during drilling (11 to 13 November 1994) suggest that the static water level (SWL) elevations in MW-1 and

MW-3 were about 20 ft, and that MW-3 was about 17 to 18 ft. Even though these elevations are imprecise, they are different enough from those measured later to suggest that, before the heavy rains, the gradient was nearly opposite that observed on 23 and 28 November 1994.

Results of Chemical Analyses

As discussed previously, nine samples of soil and three samples of ground water were analyzed for hydrocarbons (Oregon DEQ HCID). Additionally, the ground water four samples of soil were analyzed for volatile organics (EPA 624) and polynuclear aromatic hydrocarbons (PAH by EPA 627). Duplicate samples of soil and ground water were analyzed. Travel and decon blanks were also analyzed for the ground water samples. Analyses were done by Coffey Laboratories, using DEQ and/or EPA approved procedures. Results are summarized in Table 1, which includes results from the 1992 samples for comparison. Lab reports, HCID chromatograms, and custody records are included in Appendix A.

No hydrocarbons or volatiles were detected in the soil samples or ground water sample from MW-1.

No hydrocarbons or volatile organics were detected in the soil sample from just above the water table in MW-3 (MW-3/5), or in the ground water sample from MW-3. Diesel range hydrocarbons were detected in two samples from below the water table in MW-3. The hydrocarbons were found in both the landfill debris (at 15½-17 ft) and the top of the underlying dredge fill (22½-24 ft). The sample of landfill debris from MW-3 contained 4,800 mg/kg TPH-D and consisted of fragments of black wood, metal, and glass in a matrix of sandy, silty ash. The top of the dredge fill in MW-3 contained some landfill material. Soil sample MW-3/9 consisted primarily of fine to medium sand, but also contained abundant glass and metal fragments and had a sheen of hydrocarbon. Field screening with the GasTech indicated that the MW-3 samples contained few or no volatile constituents.

In MW-2, diesel-range hydrocarbons were detected in a shallow soil sample (MW-2/2); however, no hydrocarbons were detected in the soil sample from just above the water table (MW-2/5). All samples below the water table contained abundant hydrocarbon. However, free, floating product was present at the water table, so some of the hydrocarbon in the soil samples from 22½-24 ft and 25-26½ ft may have been carried down by the auger.

Analysis of a representative soil sample (MW-2/8) found 18,000 mg/kg diesel, as well as volatile organics and polynuclear aromatic hydrocarbons characteristic of both diesel and gasoline (see Table 1). The ground water sample from MW-2 also contained diesel through gasoline range hydrocarbons and BTEX, but no polynuclear aromatic hydrocarbons (see Table 1 and Appendix A, 2 December 1994 letter from Coffey Labs).

Interpretation

The work done at LCL&C in 1992 (NGS report dated 1 July 1992a) included the drilling and sampling of two borings. They were located near the southeast corner of the LCL&C building (B-202) and in the northeast part of the site, near the buildings on the adjacent Nudelman property (B-202, see Figure 1). The sampling and analyses of these borings found:

- * landfill debris, incinerator ash, and mixed ash and debris characteristic of the former City landfill;
- * no detectable hydrocarbons in soil samples collected above the water table; and
- * large concentrations of diesel and mineral spirits in ground water, and in the soil at and below the water table in the north boring (B-201), and a much lesser amount of diesel in the ground water from the south boring (B-202).

The presence of volatile organics (BTEX) in the soil sample from B-201, and the HCID chromatogram of the sample, indicate that the mineral spirits were fresh, and that the diesel was weathered, but much more fresh, than hydrocarbons typically found in the old City landfill.^[1] Gasoline was not detected in any of the samples. Because the "old" hydrocarbons, characteristic of the former landfill, have been largely stripped of volatile and water-soluble organics, it was concluded that the diesel and mineral spirits originated from a recent release. Because the soils above the water table were free of hydrocarbons, it was also concluded that the release had migrated to LCL&C both as floating product and as soluble organics in the ground water. Information from monitoring the water levels at the adjacent Marathon site suggested that the gradient was from the east in winter, and northeast in summer. The recent water levels, samples, and analyses are consistent with, and support, these earlier interpretations and conclusions.

LCL&C has not stored mineral spirits, gasoline, kerosene or diesel on site, nor have its tenants.^[2] There are no UST's on the property at present, nor are there any indications that there have ever been USTs on the property. There are no floor

1. The "old" diesel-range hydrocarbons in the landfill were characterized in the Removal Plan/Removal Report for the Marathon Site (NGS, 1989). The "old" hydrocarbons are readily distinguished by field screening with a GasTech calibrated to hexane. The GasTech headspace measurements of the old hydrocarbons are below 40 to 50 ppm. The weathered diesel in B-201, B-202 and MW-1 had headspace measurements greater than 500 ppm.
2. In our 1992 Phase 2 study, we opined that a previous tenant, Harcross Chemical could have stored and sold paint solvents. We have been assured by Mr. Charles Cota broker for LCL&C, and Mr. Howard Brune, trustee for LCL&C, that Harcross sold and stored only packages of dry, powdered chemicals and paint pigment.

drains in the LCL&C building, and the building is downgradient of the hydrocarbons found in the soil and ground water. Consequently, there is no logical source of hydrocarbons from the known past and present uses of the LCL&C building, and no reasonable pathway from the building to the hydrocarbon-contaminated soil and ground water.

The entire site is covered by the building or asphaltic concrete pavement. The pavements are sloped to catch basins that drain to drywells. The catchbasins and drywells are north and south of the LCL&C property. The locations of the catch basins are crossgradient and downgradient from the hydrocarbons found in MW-2, B-201 and B-202. The other new wells, MW-1 and MW-3 are much closer to, and some of the year, downgradient of, the catchbasins. In our experience, releases that were large enough to migrate upgradient or cross gradient from one of the catch basins to MW-2, B-201 and B-202 would have also spread downgradient and impacted the water and soils in MW-1 and MW-2. Consequently, releases to the catch basins are not a credible source for the hydrocarbons.

It could be argued that the diesel and mineral spirits found in 1992 originated from releases at the truck terminal that occupied the property until 1966. Aerial photos indicate that the part of the terminal at LCL&C was gravel paved. Thus releases of hydrocarbons from trucks parked at the terminal could have penetrated into soils of the former landfill. However, there are several observations that contradict this argument.

First, the wet season gradient calculated from measurements in the new wells at LCL&L is as previously inferred: from the direction of The Nudelman and Marathon properties towards LCL&C. Second, hydrocarbons have been found only in the ground water beneath the upgradient, eastern, part of the site (ie., MW-2, B-201, B-202). Contamination of soil by relatively fresh hydrocarbons (see footnotes 1 and 2) is likewise limited to the east part of the site, and to soils at or below the water table. If the hydrocarbons in B-201, B-202 and MW-2 resulted from a surface release at the site, there should be some evidence of the release in soil above the water table. However, the soil above the water shows no evidence of such a release.

The wells and borings at LCL&C are fairly widely spaced, so it could be argued that the studies simply missed a large zone of hydrocarbon contamination (presumably from the former truck terminal) above the water table. This argument has little credence, because if such a release were present, it would have been present more than 26 years; since before the LCL&C building was built and the site paved in 1966. The landfill soils are relatively permeable, so a surface release large enough to produce the contamination observed in B-201 and MW-1 would reach the water table in a short time (a few days to weeks). The ground water velocity in the relatively permeable incinerator ash is on

the order of 3 ft per week during the wet season (Marathon RI, section 3.5.5; NGS, 1990a). The wet season lasts about 20 weeks. Thus, a release from the former truck terminal would have migrated several hundred feet by now.

As discussed above, water levels indicate the wet season gradient is from east-southeast to west-northwest. The floating product and water soluble fractions at and near MW-2 (and B-201 and B-201) must move towards MW-1 at least several weeks of the year. Consequently, if a release from the former truck terminal produced the hydrocarbons now present in MW-2, these same hydrocarbons should -- after more than 26 wet seasons -- be found in MW-1. Yet, hydrocarbons have not been found in MW-1.

The gradient changes in the area would also cause a hydrocarbon plume to spread laterally. This spread, combined with the southwest dry-season gradient, should cause the hydrocarbons found in MW-2 to move towards MW-3. After more than 26 years, they should have reached MW-3; however, like MW-1, the ground water in MW-3 has no detectable hydrocarbons.

The evolving composition of the hydrocarbons also argues strongly for an offsite source. As noted previously, MW-2 is located about 40 ft northwest of B-201. MW-2 is downgradient from the hydrocarbon found in B-201 throughout the wet season. If the diesel or mineral spirits in B-201 originated from a pre-1966 release at the truck terminal formerly located at LCL&C, one should find the same hydrocarbons in MW-2 as found previously in B-201. This is not the case.

The HCID chromatograms of the April 1992 sample from B-201 clearly shows distinct peaks for diesel and mineral spirits. The diesel chromatogram peak extends from C₁₄ to C₂₈, is centered about C₂₁, and lacks the sharp, periodic peaks characteristic of fresh product (eg. Appendix B, compare B-201/W1 and B-202/W1/W2 with the gas/diesel standard B-105/23). The mineral spirit peaks are numerous and similar to those for fresh product (compare Appendix B, B-201/W1 with the mineral spirit standard in the C₆ to C₁₂ range). The volatile organic analyses found benzene, toluene, ethylbenzene and xylene indicating that at least some of the hydrocarbon in the water was fresh enough to retain volatile constituents (see Table 1).

The sample of ground water collected from MW-2 in November 1994 was quite different from the sample collected 40 ft upgradient in April 1992 from B-201. The MW-2 sample contained hydrocarbons that range from C₆ to beyond C₂₈. This range includes products from the light end of gasoline through mineral spirits, kerosene and diesel. Coffey Laboratories compared the HCID chromatograms (Appendix B) and concluded that the hydrocarbons in MW-2 are: 1) a mixture of severely weathered diesel (and breakdown products of diesel), gasoline, mineral spirits,

and kerosene; and 2) are different than those found in B-201 in 1992.

Conclusions

There are several observations that indicate offsite releases were the source of the hydrocarbons found in B-201, B-202 and MW-1 at the LCL&C property. These are:

- 1) The lack of a source for the diesel, kerosene, mineral spirits and gasoline, the lack of logical pathways to the ground water at LCL&C, and the lack of hydrocarbons in the wells nearest the catchbasins, preclude releases from the building, or to the catchbasins as source for the hydrocarbons at and near MW-2.
- 2) The lack of contamination in shallow soils, the ground water gradient and velocity, and the lack of contamination in ground water in MW-1 and MW-3 preclude an old release at the former truck terminal as the source of the hydrocarbons.
- 3) The changes in the composition of the hydrocarbons, the lack of hydrocarbons in soil above the water table, and the ground water gradient all indicate migration of the hydrocarbons to LCL&C from elsewhere.

Recommendations

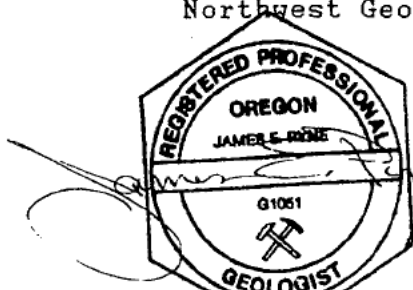
In our opinion, continued monitoring could refine our knowledge of gradient fluctuations, but would not significantly alter our conclusions that the release migrated to LCL&C from elsewhere. Likewise, if future sampling were to detect hydrocarbons in MW-1 or MW-2 it could aid in identification of the off site source, but it would not change the conclusion that the source was and is offsite.

If you have questions about our report or conclusions, please call us.

Yours very truly,
Northwest Geological Services, Inc.



C.F. (Rick) Kienle, Jr.
Vice President



James E. Pyne
Vice President



Molly L. Hamill
President

References

- Northwest Geological Services, Inc., 1990a, Focused Remedial Investigation, Marathon U.S. Realities, Inc.'s Facility at 2615 - 2619 N.W. Industrial Street, Portland, OR: report to Oregon Department of Environmental Quality, Environmental Cleanup Division, Vol. 1, 17 January.
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APPENDIX A

WELL LOGS

ORIGINAL LABORATORY REPORTS

CHROMATOGRAMS

WATER LEVEL MAPS

TABLE 1: LONGVIEW CITY LAUNDRY AND CLEANERS - ADDITIONAL PHASE 2
Purgable Halocarbons, Aromatics, PAH, HClD and PCBs - Soil

Location	Sample #	Date	Depth (feet)	Benzene	Toluene	Ethyl-benzene	Total Xylene	sec-Butyl-benzene	Isopropyl-benzene	4-iso-propyl-toluene	Methylene chloride	n-Propyl-benzene	1,2,4-Tri-methyl-benzene	1,3,5-Tri-methyl-benzene	m/p-Xylene	o-Xylene	HClD	Gasoline	Diesel	Mineral Spirits	Naphthalene	Fluoranthene	Phenanthrene	PCB Aroclor 1260
B-201	1B	13-Apr-92	5.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.1
B-201	2B	13-Apr-92	10.5	<0.2	<0.2	<0.2	<0.2	-	-	-	<0.2	-	-	-	-	-	-	<10	<25	<35	-	-	-	<0.1
B-201	3B	13-Apr-92	16.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<600	3200	<1500	-	-	-	4.0 (trace)
B-201	5B	13-Apr-92	25.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<60	850	460	-	-	-	<0.1
B-201	7A	13-Apr-92	35.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<10	<25	<35	-	-	-	-
B-202	3B	13-Apr-92	15.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<60	200	<200	-	-	-	<0.1
B-202	6B	13-Apr-92	27.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<60	300	<200	-	-	-	-
B-202	7A	13-Apr-92	30.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<60	300	<200	-	-	-	<0.1
B-202	8A	13-Apr-92	33.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<10	<25	<35	-	-	-	-
MW-1	7	11-Nov-94	10.5-12.0	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	-	-	-	-	-	-	-
MW-1	8	11-Nov-94	15.0-16.5	<0.2	<0.2	<0.2	-	<0.8	<0.2	<0.8	<0.2	<0.8	<0.2	<0.8	<0.2	<0.2	ND	-	-	-	<0.2	-	-	-
MW-2	2	12-Nov-94	5.5-6.0	-	-	-	-	-	-	-	-	-	-	-	-	-	diesel	-	2000	-	-	-	-	-
MW-2	5	12-Nov-94	11.0-11.5	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	-	-	-	-	-	-	-
MW-2	8	12-Nov-94	19.0-19.3	1.7	2.1	3.9	-	0.8	0.5	2.0	<0.2	1.0	16	3.6	22	6.1	diesel & gas	18000	-	-	21	12	7.2	-
	8 dupe																				21	11		
MW-3	5	14-Nov-94	13.0-14.0	<0.2	0.2	<0.2	-	<0.8	<0.2	<0.8	<0.2	<0.8	<0.2	<0.8	<0.2	<0.2	ND	-	-	-	<0.2	<0.15	<0.15	-
MW-3	7	14-Nov-94	15.5-17.0	-	-	-	-	-	-	-	-	-	-	-	-	-	diesel	-	4800	-	-	-	-	-
MW-3	9	14-Nov-94	22.5-24.0	-	-	-	-	-	-	-	-	-	-	-	-	-	diesel	-	500	-	-	-	-	-
MW-3	13	14-Nov-94	32.0-33.5	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	-	-	-	-	-	-	-

Purgable Halocarbons, Aromatics, PAH, HClD and PCBs - Ground Water

Location	Sample #	Date	Depth (feet)	Benzene	Toluene	Ethyl-benzene	Total Xylene	sec-Butyl-benzene	Isopropyl-benzene	4-iso-propyl-toluene	Methylene chloride	n-Propyl-benzene	1,2,4-Tri-methyl-benzene	1,3,5-Tri-methyl-benzene	m/p-Xylene	o-Xylene	HClD	Gasoline	Diesel	Mineral Spirits	Naphthalene	Fluoranthene	Phenanthrene	PCB Aroclor 1260
B-201	W1	13-Apr-92	17.3	74	5.2	20	76	-	-	-	<0.2	-	-	-	-	-	-	<600	40000	6800	-	-	-	<4.0
B-202	W1	13-Apr-92	17.3	1.2	<0.2	<0.2	0.8	-	-	-	<0.2	-	-	-	-	-	-	<600	12000	<2500	-	-	-	<4.0
B-202	W2	13-Apr-92	17.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15000	-	-	-	-	-
MW-1	W1	28-Nov-94		<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	<0.5	<0.5	ND	-	-	-	<15	<1.5	<5	-
MW-2	W1	28-Nov-94		730	230	36	-	-	-	-	-	-	-	-	140	55 diesel & gas	gas - 2400 ppb	-	12000	-	<200 ND	<20 ND	<50 ND	-
MW-2	dupe			810	270	44	-	-	-	-	-	-	-	-	170	53 diesel & gas	gas - 2400 ppb	-	13000	-	-	-	-	-
MW-3	W1	28-Nov-94		<0.5	<0.5	<0.5 ND	-	-	-	-	-	-	-	-	<0.5	<0.5	ND	-	-	-	<15	<1.5	<5	-

- NOTES: 1. All concentrations for soil in mg/kg; for ground water in ug/l)
2. "<" followed by number denotes below stated detection limit
3. "-" denotes not tested for parameter listed.
4. See laboratory reports for analysis method.
5. No organic compounds other than those listed were found in the soil or water samples.

C. Sample Collection

Soil samples were taken with a split spoon sampling device through the hollow stem auger utilized to install borings.

All samples were placed in sampling containers supplied by the laboratory. Samples were logged on a chain of custody form, placed on ice for preservation and transported to the analytical laboratory.

D. Sample Analysis

All sample analysis was performed by Pacific Environmental Laboratory in Portland, Oregon which has the proper credentials and accreditations to perform environmental analysis of samples.

Soil samples from each boring were analyzed for heavy oils (EPA 418.1) and PCB's (EPA 8080).

E. Decontamination Procedures

All drilling equipment was decontaminated prior to and between each boring using a high-pressure steam cleaner with potable water. Sampling equipment—including bailers, split spoons, bowls, and utensils--was washed with biodegradable detergent in deionized water and then double rinsed with deionized water prior to and between each sample collection.

V. SUBSURFACE CONDITIONS

A. General

The description of the subsurface conditions provided herein is intended to be of a general nature inferred from limited data. Descriptions of soil conditions were derived from on-site observations of soils samples and cuttings collected during the drilling operations.

B. Soil Stratigraphy

Based on observations of soil samples and cuttings, the general soil stratigraphy of the site is characterized as follows:

0' - 3' Asphalt/gravel fill

3' - 5' Sand/some gravel

5' - 9' Mixed gravels and possible cobbles

NOTE: Staining of soils was noted in all borings at varied levels.

C. Groundwater Conditions

Groundwater was not encountered during this investigation.

C. Recommendations

Due to the extent and high levels of hydrocarbon contamination, PSI recommends further environmental investigation of this site. Such an investigation should address contaminant impact on groundwater as well as the possible on-site extent of contamination. Analytical parameters should be expanded to better investigate a range of contaminants expected from the scrap yard to the east of the site. These parameters should include metals, solvents and further hydrocarbon analysis. If a search of the scrap yard sites CERCLIS file indicates any adverse conditions which could result in soils or groundwater contamination these should also be included in this investigation.

D. Warranty

The field observations, measurements, and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a preliminary contamination assessment of this property. PSI warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental engineering methods only for the site described in this report.

The preliminary contamination assessment has been developed to provide the client with information regarding apparent indications of suspected adverse environmental conditions relating to the subject property. It is necessarily limited to the conditions observed and the information available at the time of the work.

Due to the limited nature of the work, there is a possibility that there may exist conditions which could not be identified within the scope of the assessment which were not apparent at the time of report preparation. It is also possible that the testing methods employed at the time of the report may later be superseded by other methods. The description, type, and composition of what are commonly referred to as "hazardous materials or conditions can also change over time. PSI does not accept responsibility for changes in the state of the art, nor for changes in the scope of various lists of hazardous material or conditions. PSI believes that the findings and conclusions provided in the report are reasonable. However, no other warranties are implied or expressed.

CONCLUSIONS

The following conclusions are based upon the information obtained as of this date:

On the basis of the findings from the environmental site assessment, no indications of environmental hazards or conditions were observed at or disclosed on the site. However, evidence of potential environmental hazards or conditions were noted within the one quarter-mile radius of the subject site. These locations are noted in the surrounding sites research section of the report, and are denoted by red stars in the EAI report in the appendix of this report.

Several indications of adjacent property environmental hazards or conditions were observed or disclosed. These conditions should be further evaluated by performing site sampling and testing and conducting further interviews to help determine if PCB material or contaminants associated with Pep Set I-1600 or other chemicals are present in the soil or groundwater as a result of the observed evidence of electrical capacitors and leaking drums. Professional Service Industries, Inc., can provide such services, and we would be pleased to provide a proposal for such work.

As previously described in this report, drums and capacitors were observed in the rubbish pile immediately adjacent to the subject site and appeared to be releasing some material. It is strongly recommended that appropriate responsible parties determine that all Federal, State and local regulations pertaining to registration, storage, use and disposal of these materials are in compliance. To ensure that no adverse environmental conditions exist in the future, these materials should be properly removed and disposed under the supervision of governing regulatory agencies.

As noted in the warranty section above, this report is limited to the information available or known to PSI as of the date of the report; and if any additional information becomes available, it will be forwarded to you for your evaluation.